Staff Report

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Ruedigar Matthes, Policy & Program Manager, Department of Community & Neighborhoods, ruedigar.matthes@slcgov.com, 385-415-4701

Date: April 20, 2023

Re: Housing SLC

Housing SLC

REQUEST:

Community and Neighborhoods (CAN) is requesting that the Planning Commission forward a positive recommendation to the City Council to adopt Housing SLC as the City's new five-year Moderate Income Housing Plan. The City's existing housing plan, Growing SLC, is set to expire at the end of June 2023, and a new housing plan is required to remain in compliance with State code requirements.

RECOMMENDATION:

Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council to adopt the Housing SLC as the City's five-year Moderate Income Housing Plan and as the Moderate Income Housing Element of the City's General Plan. This is based on information in this staff report, the efforts in process at the City, consideration of City housing issues, and meeting State requirements.

ATTACHMENTS:

A. ATTACHMENT A: Draft Plan

B. ATTACHMENT B: Public Engagement Report

PROJECT DESCRIPTION

Salt Lake City's existing moderate income housing plan is set to expire on June 30, 2023. According to Utah State Code Title 10-9a-401(3), municipalities above a certain population threshold are required to include a moderate income housing element as part of their General Plan. To ensure that Salt Lake City is in compliance with State code, it has drafted a five-year moderate income housing plan, which will replace Growing SLC.

From the engagement process that informed the plan, six key findings were identified:

1. Rental vacancy rates are low and home sale prices are unaffordable to most residents, putting strain on existing rental housing and causing rents to rise dramatically.

2. Despite a housing construction boom, housing prices suggest a shortage of housing supply overall, but especially housing that is deeply affordable (affordable to renters earning 30% of AMI or less), with demand for housing outpacing supply.

3. Salt Lake City is majority renter, and half of all renters are cost burdened, spending more than 30 percent of their income on housing costs. Residents are concerned about renter's rights and resources.

4. According to a survey of city residents, affordable housing and behavioral health services are preferred over additional emergency shelters and homeless resource centers as solutions for homelessness.

5. There is a mismatch between the types of housing the market is producing and the needs of the community. Residents perceive that most new housing is "luxury" while many desire more affordability throughout the city. Additionally, residents want more "missing middle" housing and more family-sized housing.

6. Wages have not kept pace with cost of living, especially housing-related costs, and residents are feeling increased stress about everyday expenses.

From these key findings, three goals emerged:

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.
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. Assist 10,000 low-income individuals annually through programs funded to increase housing stability by the City.
3. Dedicate targeted funding to:
    a. mitigate displacement;
    b. serve renter households;
    c. serve family households;
    d. increase geographic equity; and
    e. increase physical accessibility.

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.

Utah State Code Title 10-9a-403 outlines 24 moderate income housing strategies from which municipalities can choose, requiring that municipalities with a fixed-guideway public transit station select *at least* five strategies. Utah State Code Title 10-91-408 states that a municipality with a fixed-guideway public transit station must include *at least* six strategies to be eligible for priority consideration for funding. Of the 24 strategies, Housing SLC addresses 18 strategies to aid in accomplishing the three goals listed above. These 18 strategies are, in turn, supported by 47 action items that will be implemented over the next five years.

In addition to the requirement to include at least six moderate income housing strategies, Utah State Code State Code Title 10-9a-403 requires that municipalities with a fixed-guideway public transit station include strategy V (Develop and adopt a station area plan in accordance with Section 10-9a-403.1) and at least one of strategies G (Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors), H (Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities), or Q (Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act). Housing SLC includes each of these strategies in the 18 selected.

Additionally, Housing SLC includes an implementation plan, as required by Utah State Code Title 10-9a-403, to ensure that the City makes progress toward its goals over the next five years. The implementation plan is ultimately the metric whereby the State determines whether the City is making sufficient progress. Annual reporting to the State on the implementation plan is due each year on August 1.

Certain action items proposed in Housing SLC are within the purview of the Planning Commission. While some of these items are in progress and familiar to the Commission, others are yet to be developed. The Department of Community and Neighborhoods, particularly the Planning Division, will work with the Planning Commission on the development and adoption of various items that align with the implementation plan in and the vision espoused by Housing SLC.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The Planning Commission is a recommending body for all master plan elements.

The Planning Commission can choose to forward Housing SLC with a recommendation to adopt the plan, adopt the plan with specific changes, or to not adopt the plan.

After a recommendation is made, the City Council is required to consider the Planning Commission's recommendation. The Council can adopt the amendments as recommended, make modifications as it sees fit and then adopt the amendments or deny the plan amendments. If the amendments are denied, Growing SLC will expire without a replacement housing plan in place and the City will be out of compliance with Utah State Code Title 10-9a-401(3), which may cause the City to miss out on State transportation funding and may cause the City to incur a daily fine until the City becomes compliant.

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. Compliance with Zoning Requirements
3. Any detail/impact/issue that warrants specific discussion

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

Plan Salt Lake

Plan Salt Lake Outlines housing plans including, "increase diversity of housing types" and "decrease the percentage of incomes spent on housing for cost-burdened households." Housing SLC includes zoning changes that would allow for greater variety of housing types in all

neighborhoods, which would improve housing choice. Housing SLC also includes action items to support the development of affordable and deeply affordable units, which would help lower the housing-related expenses of those most at risk of displacement. *Plan Salt Lake* also includes "reducing single-occupancy vehicle trips" in its transportation goals. The strategy to increase density reduce parking along transit corridors and would contribute to more people taking transit instead of driving vehicles.

Growing SLC

Housing SLC will replace the expiring moderate income housing plan, Growing SLC. Housing SLC builds upon the progress made under Growing SLC. Additionally, Housing SLC establishes new priorities that will guide the City's housing efforts over the next five years.

Consideration 2: Compliance with Zoning Requirements

Housing SLC does not make any zoning changes and there are no zoning requirements at play. However, Housing SLC does consider various zoning ordinance changes over the next five years.

Consideration 3: Any detail/impact/issue that warrants specific discussion

Utah State Code Title 10-9a-401(3) requires that municipalities of a certain size include a moderate income housing element as part of their general plan. Salt Lake City's existing housing plan is set to expire on June 30, 2023. Without an adopted replacement, the City will be out of compliance with State code, which could put the City in jeopardy of becoming ineligible for certain transportation funds and may cause the City to incur a daily fee, as per Utah State Code Title 10-9a-408(7), until a plan is adopted. There may be additional consequences through legislation at the state level.

STAFF RECOMMENDATION

Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council to adopt the Housing SLC as the City's five-year Moderate Income Housing Plan and as the Moderate Income Housing Element of the City's General Plan. This is based on information in this staff report, the efforts in process at the city, consideration of city housing issues, and meeting state requirements.

NEXT STEPS

After the Planning Commission's positive or negative recommendation, Housing SLC will be forwarded to City Council for final decision and adoption.

If the Planning Commission does not submit a favorable recommendation, the City's good standing with the State is at risk as it relates to the housing plan. If the Housing SLC is not adopted by June 30, 2023, the City is at risk of becoming ineligible for State funding and potentially accruing a fine. Additionally, not adhering with housing plan requirements could mean further consequences through legislation at the state level.

ATTACHMENT A: Housing SLC Draft

HOUSING SLC

2023-2027

The Department of Community and Neighborhoods

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www.slc.gov/**can**

Housing SLC Contents

LIST OF ABBREVIATIONS:

AMI	Area Median Income
CAN	Salt Lake City Department of Community & Neighborhoods
HSD	Salt Lake City Housing Stability Division
HUD	US Department of Housing & Urban Development
MIHP	Moderate Income Housing Plan
NOAH	Naturally Occurring Affordable Housing
RDA	Redevelopment Agency of Salt Lake City
TIP	Thriving in Place
USCB	United States Census Bureau

Chapter 1:

Executive Summary

The current housing crisis demands a bold response. This plan, *Housing SLC: 2023-2027* (the "Plan" or *"Housing SLC"*) envisions a more affordable city for everyone and prioritizes individuals and households who face the greatest risk of housing insecurity, displacement, and homelessness.

Housing SLC updates the previous Housing Element of the Salt Lake City General Plan, *Growing SLC: 2018-2022,* while making changes to reflect evolving needs, priorities, resources, and conditions in the city. It also fulfills the Utah State Moderate Income Housing Plan mandate, expanding on the State's basic requirements to promote a city where housing is ample and affordable, tenants are protected, and historic patterns of segregation and discrimination are reversed.

The Department of Community and Neighborhoods (CAN) led the effort to coordinate the Plan; however, many City departments have an essential role in furthering housing and neighborhood development goals in Salt Lake City. It requires a network of partners to alleviate housing instability and create sustainable, mixed-use, mixed-income neighborhoods with access to jobs, transit, greenspace, and basic amenities. While these multisector efforts are incorporated into *Housing SLC,* government resources and programs alone cannot adequately address the housing crisis.

Salt Lake City has a strong network of innovative market-rate developers as well as organizations that are deeply committed to affordable housing, including nonprofit agencies, mission-driven developers, community groups, financial institutions, and philanthropic foundations. This Plan is intended to expand and deepen the City's coordination and collaboration with these organizations. Together we will foster ongoing partnerships to build a more affordable, resilient, and equitable city for all.

Note: The State of Utah defines "moderate income" housing as housing affordable to households earning 80% of the Area Median Income (AMI) or less. This Plan uses "Affordable" and "Moderate Income" housing interchangeably.

Looking Back: Growing SLC

For the past five years, the City's efforts on housing were guided by *Growing SLC*. The goals included in *Growing SLC* were:

- **Increase Housing Options:** Reform City practices to promote a responsive, affordable, high-opportunity market;
- **Affordable Housing:** Increase housing opportunities and stability for cost-burdened households; and
- **Equitable & Fair Housing:** Build a more equitable city.

A suite of 27 strategies supported these goals, and over the course of the last five years, all strategies were addressed. In response to legislative changes in 2022, the City created an implementation plan to make additional progress toward 12 *Growing SLC* strategies that correspond to strategies outlined in Utah Code 10-9a-403. The implementation plan covered the final months of *Growing SLC* and will be replaced by this plan beginning in July 2023.

Housing SLC expands on previous work with an eye toward creating a city where everyone belongs and can live affordably. To that end, many strategies included in *Growing SLC* are carried forward into *Housing SLC*. These include zoning changes to increase housing stock, providing services to vulnerable households, and growing the City's community land trust, among others.

Key Findings

Over the course of 2022, Salt Lake City engaged the public and collected both quantitative and qualitative data for analysis. Six key findings emerged that will guide the City's efforts over the course of this Plan. The key findings are:

1. Rental vacancy rates are low and home sale prices are unaffordable to most residents, putting **strain on existing rental housing and causing rents to rise dramatically**.
2. Despite a housing construction boom, housing prices suggest **a shortage of housing supply overall, but especially housing that is deeply affordable** (affordable to renters earning 30% of AMI or less), with demand for housing outpacing supply.
3. Salt Lake City is majority renter, and **half of all renters are cost burdened,** spending more than 30 percent of their income on housing costs. Residents are concerned about renter's rights and resources.
4. According to a survey of city residents, **affordable housing** and **behavioral health services** are preferred over additional emergency shelters and homeless resource centers as solutions for homelessness.
5. There is a **mismatch between the types of housing the market is producing and the needs of the community.** Residents perceive that most new housing is "luxury" while many desire more affordability throughout the city. Additionally, residents want more "missing middle" housing and more family-sized housing.
6. **Wages have not kept pace with cost of living,** especially housing-related costs, and residents are feeling increased stress about everyday expenses.

Goals

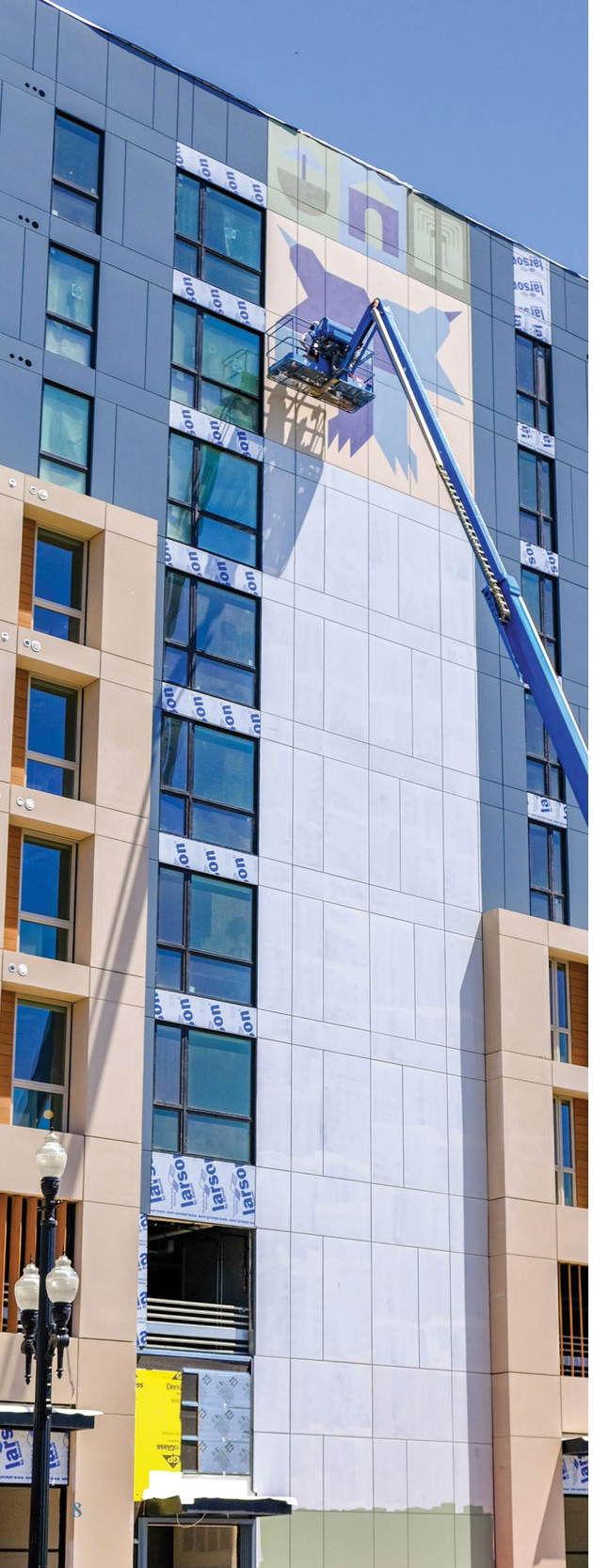
From these key findings, the City developed three goals, each of which is supported by a series of action items, and which, as accomplished, will help alleviate the current crisis in housing affordability.

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

GOAL 2	
Increase housing stability throughout the city.	
Metrics:	(A) Track, analyze, and monitor factors that impact housing stability in the city.
	(B) Assist 10,000 low-income individuals annually through programs funded to increase housing stability by the City.
	(C) Dedicate targeted funding to: **1.** mitigate displacement **2.** serve renter households **3.** serve family households **4.** increase geographic equity **5.** increase physical accessibility

GOAL 3	
Increase opportunities for homeownership and other wealth and equity building opportunities.	
Metrics:	(A) Provide affordable homeownership and wealth and equity building opportunities to a minimum of 1,000 low-income households.

The pages that follow discuss the context from which these goals emerged and detail the strategies and actions to accomplish them, descriptions of which can be found in Appendix A. Additionally, an implementation plan is included to ensure accountability and transparency in accomplishing the goals and strategies outlined.



Chapter 2: Existing Conditions

Over the course of 2022, Salt Lake City engaged the public and collected both quantitative and qualitative data for analysis. The data collected presents a story of existing conditions within the city and points to areas where the City can take action in order to help alleviate the crisis in affordability.

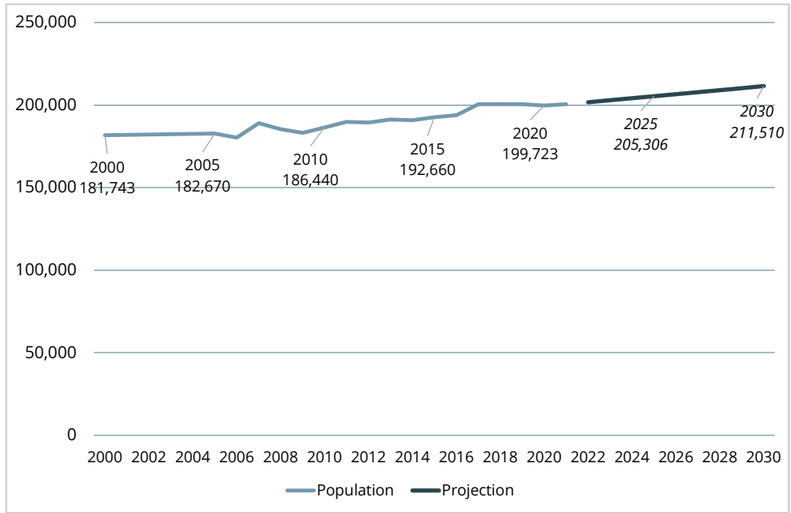
The data analysis is a congregate of U.S. Census Bureau (UCSB), Kem C. Gardner Policy Institute, and metrics collected by the City. Multiple data sources are aggregated to tell a comprehensive story of the housing needs and market in Salt Lake City. A full discussion of the findings can be found in Appendix B.

HOUSING NEEDS ANALYSIS

Salt Lake City is growing. Over the decade between 2010 and 2020, Salt Lake City's population increased by 7.1 percent, from 186,440 to 199,723 residents. This growth was almost solely attributable to adult in-migration (Kem C. Gardner Policy Institute, 2022, p. 3). This increase in population was significantly larger than the population increase between 2000 and 2010 (2.6 percent) (USCB, 2001, 2011, 2021a).

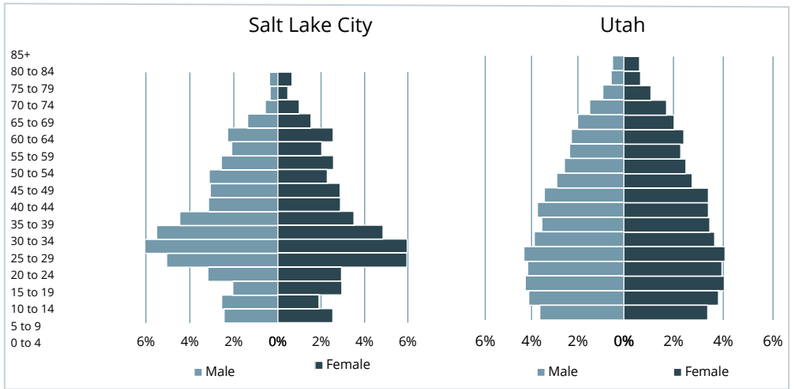
Looking to the future, a linear model of population growth suggests that Salt Lake City is projected to gain over 6,000 new residents in the next five years See Appendix X, p.X. With an average household size of just over two people (USCB, 2022a), roughly 3,000 new housing units will be needed to accommodate this growth.

Population and Projected Population, Salt Lake City, UT, 2000-2030



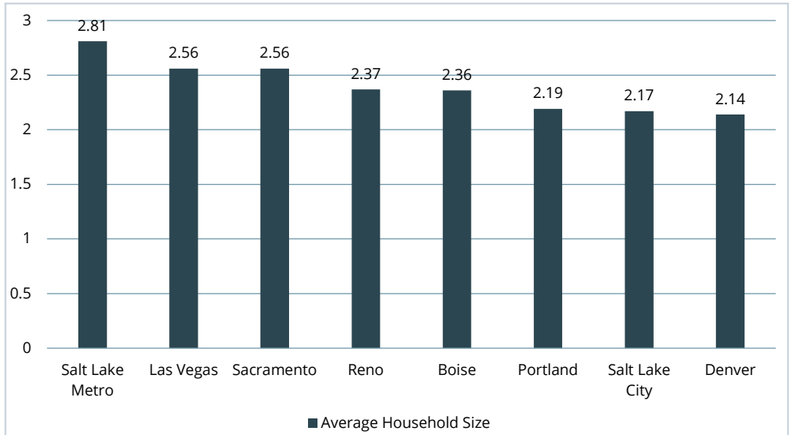
Source: USCB 2000 Decennial Census, 2020 Decennial Census, American Community Survey (ACS) 1-year estimates, HSD

Population by Age Cohort, 2021



Source: USCB 2021 ACS 1-year estimates

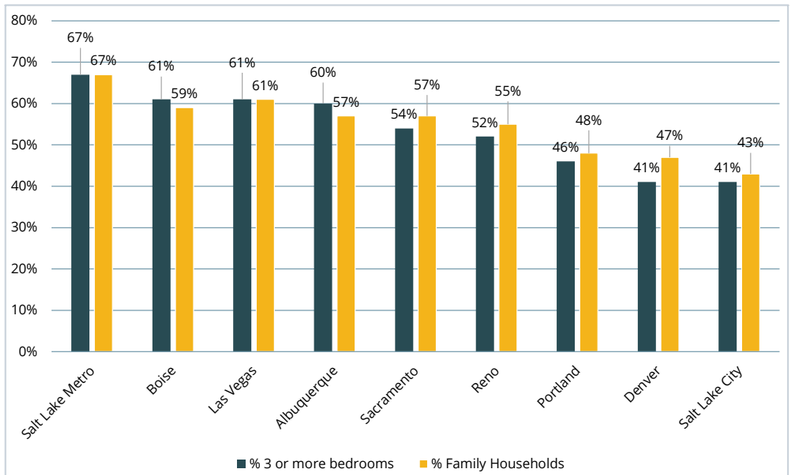
Average Household Size, 2021



Source: USCB 2021 ACS 1-year estimates

Salt Lake City has a declining proportion of family households, decreasing from 56 percent in 2000 to 43 percent in 2021 (USCB, 2001, 2022). Among regional peer cities, Salt Lake City has the lowest percentage of family-sized housing units (3+ bedrooms) with only 41 percent of all units. For comparison, the Salt Lake City Metro has 67 percent of its housing units sized for families, and Boise (first among peer cities) has 61 percent of its housing sized for families. Additionally, Salt Lake City's percentage of households with children under 18 years of age is 17.8 percent (USCB, 2022a).

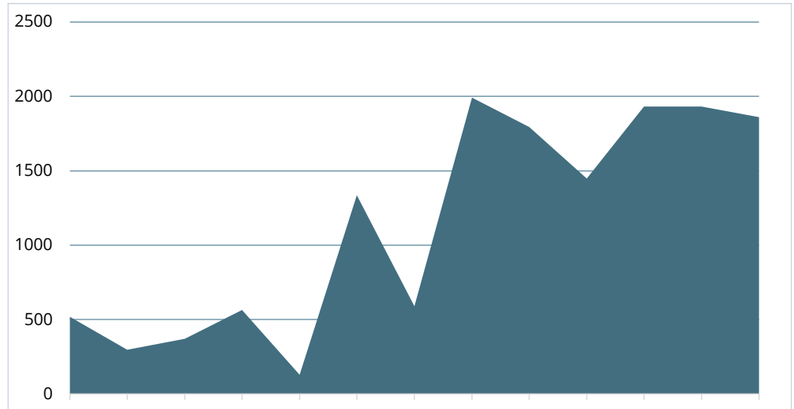
Family Sized Units v. Family Households, 2021



Source: USCB 2021 ACS 1-year estimates

While the first half of the 2010s saw slow residential construction as society emerged from the Great Recession, construction of new housing has seen a dramatic uptick since 2017, with 10,135 new housing units receiving a Certificate of Occupancy between January 2017 and November 2022, compared with 3,807 new units from January 2010 to December 2016. Between 2017 and 2022, the average number of new units coming online each year approached 1,700 units. This increase in construction was a response to demand and was facilitated by zoning changes that allowed more units to be built.

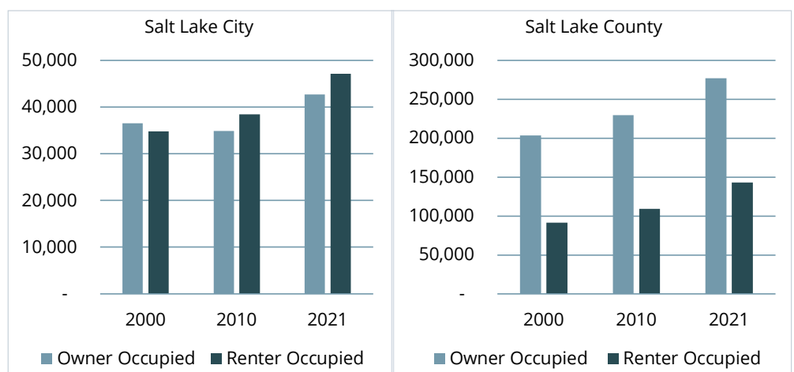
Number of Housing Units in Buildings that Received Certificate of Occupancy, Salt Lake City, UT, 2010-2022



Source: Salt Lake City Building Services Division

Most of these new units are rental housing, which has caused a shift in household tenure over the last two decades. In 2000, 49 percent of households rented (USCB, 2001). By 2010, that number had shifted to 52 percent (USCB, 2011). That proportion has held steady through 2021, but with for-rent developments outpacing for-sale developments significantly, the trend is toward an increasing share of renter households.

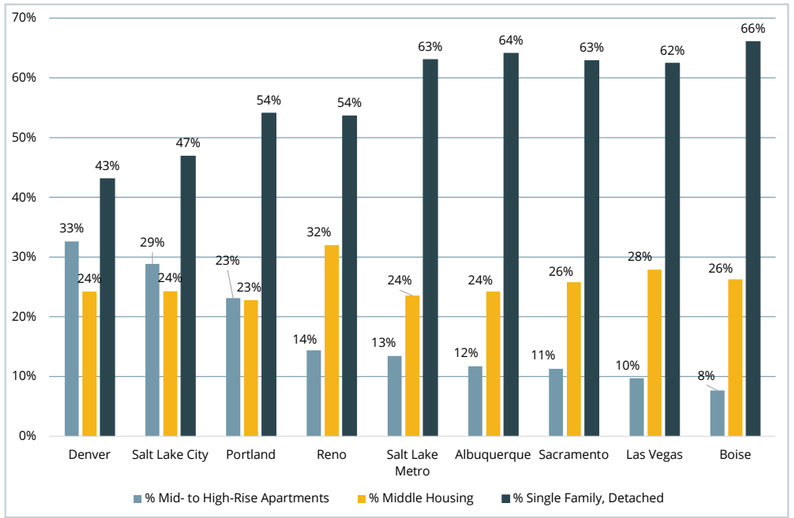
Household Tenure, 2000-2021



Source: USCB 2000 Decennial Census, 2010 & 2021 ACS 1-year estimates

In 2021, 29% of housing units were mid-to high rise apartments, second highest among peer cities in the region, with that percentage likely to increase based on current construction trends.

Housing Units by Building Type, 2021

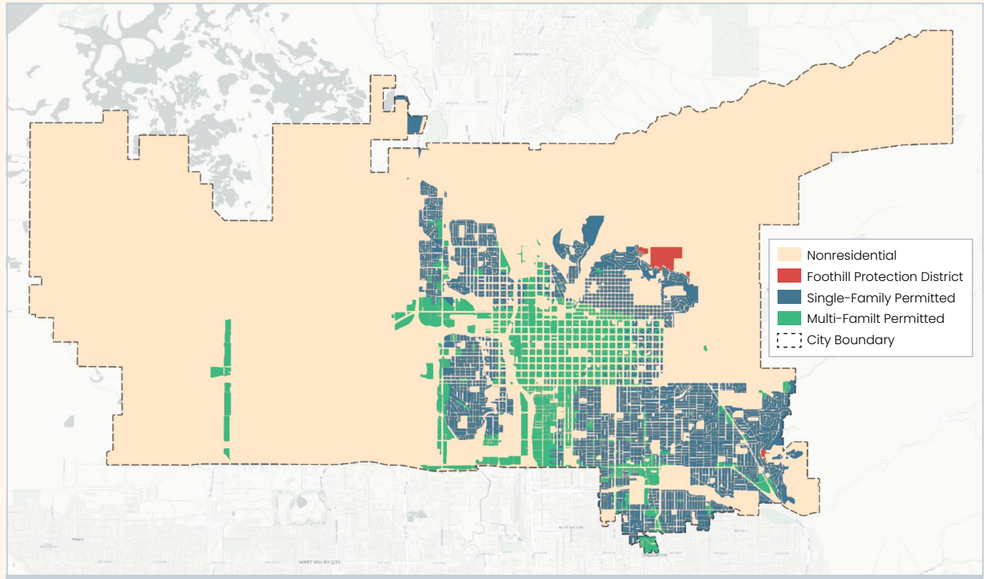


Source: USCB 2021 ACS 1-year estimates, HSD

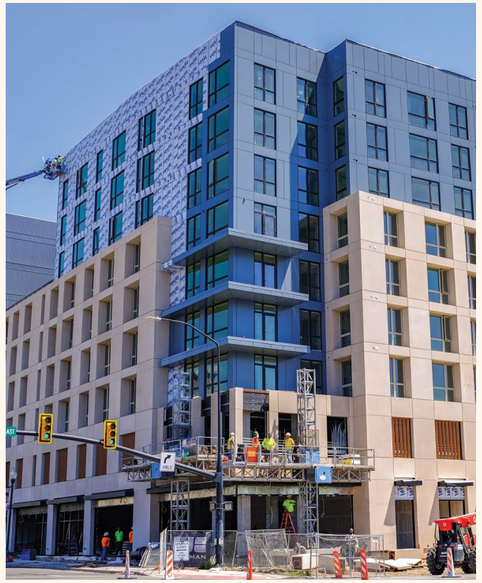
Salt Lake City is at the forefront of multi-family housing construction in the state, with nearly half (43 percent) of all apartment units along the Wasatch Front receiving building permits located in Salt Lake City (13,400 units), and 24 percent of all permits located in the Downtown area (7,500 units) (Eskic, 2022a, p. 6). Over half (54 percent) of all apartment units in Salt Lake County under construction are in Salt Lake City (Eskic, 2022a, p. 1).

The construction of multifamily housing is limited to certain areas of the city, however. Large swaths of the city are undevelopable due to sensitive ecology including wetlands and foothills or proximity to the Salt Lake City International Airport, and over one third of the land zoned for residential use is limited to single-family developments. Most of the City's developable land is already built out. This scarcity has increased land values in areas where high density is allowed (near the Downtown core, for instance), making it difficult for private, for-profit developers to build affordable housing.

Residential Zoning in Salt Lake City



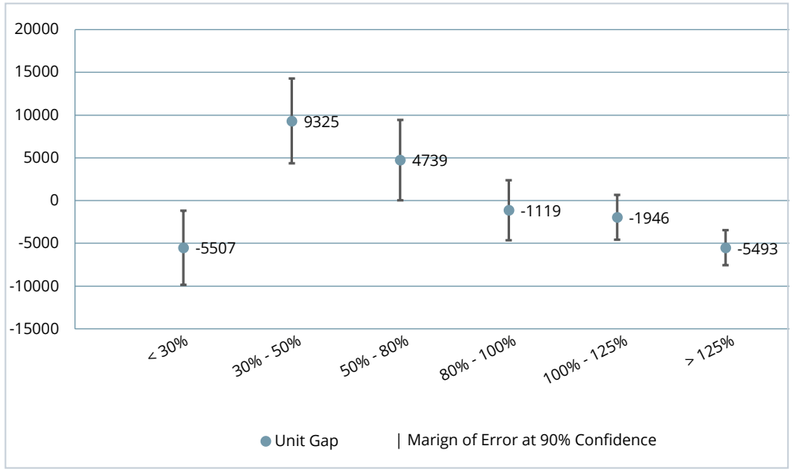
Source: Salt Lake City Planning Division
Note: Foothills Protection District has a 16-acre minimum lot size for single-family housing



Despite this tremendous increase in new housing construction, Salt Lake City is still experiencing a shortage of housing, especially housing that is affordable. An analysis of Census data from the 2021 American Community Survey shows Salt Lake City has a shortage of 5,507 units that are affordable to households earning less than 30 percent of the area median income (AMI). This is a significant gap, or mismatch, between housing cost and household incomes, and leads many people to be cost-burdened.

Cost burden is defined as a household spending more than 30 percent of their income on housing costs (rent, utilities, etc.). Severe cost burden is when a household spends more than 50 percent of their income on housing costs.

Surplus/Deficit of Rental Units by Income Range, Salt Lake City, UT, 2021

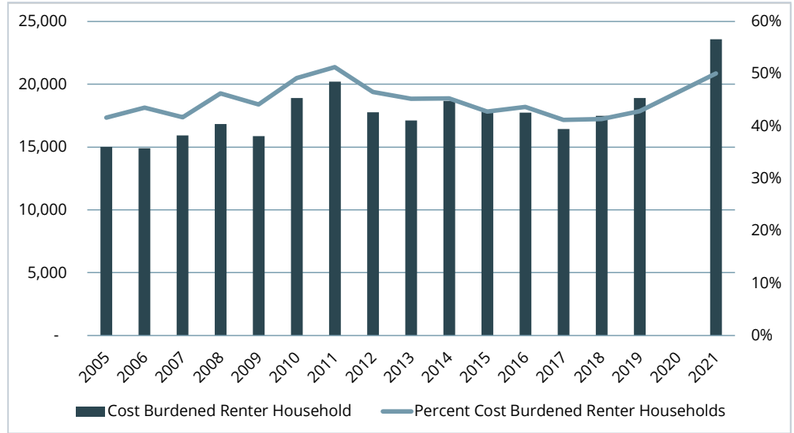


Income Range	Maximum Affordable Monthly Rent	Households in Income Range	Rental Units at that Price	Surplus/ Deficit of Units
Less than 30% AMI ($27,870)	$697	13,860	8,353	-5,507
30%-50% AMI ($27,870-$46,450)	$1,161	8,803	18,128	9,325
50%-80% AMI ($46,450-$74,320)	$1,858	10,338	15,078	4,739
80%-100% AMI ($74,320-$92,900)	$2,323	4,755	3,637	-1,119
100%-125% AMI ($92,900-$116,125)	$2,903	3,318	1,372	-1,946
125% AMI (> $116,125)	> $ 2,903	6,084	591	-5,493

Source: USCB 2021 ACS 1-year estimates, HUD 2021 Annual Income Limits for Salt Lake City, UT MSA, HSD

In 2021, nearly 24,000 renter households, roughly half of the 47,158 renter households in Salt Lake City, were cost-burdened (USCB, 2022a).

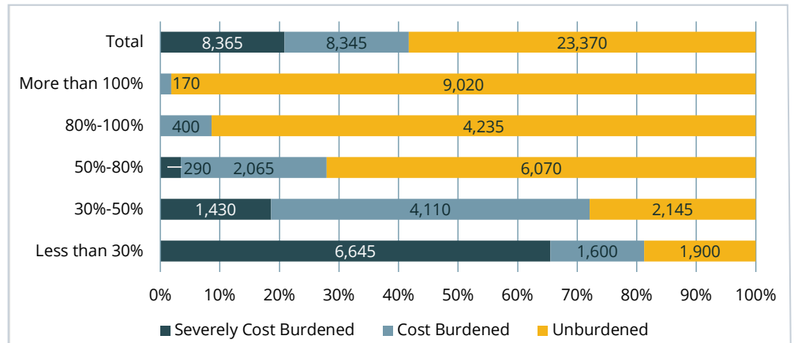
Cost-Burdened Renter Households, Salt Lake City, UT, 2005-2021



Source: USCB ACS 1-year estimates
Note: 1-year estimates were not published in 2020 due to the COVID-19 pandemic

Many of these cost-burdened households have extremely low incomes (30 percent AMI or below). The U.S. Department of Housing and Urban Development (HUD) estimates that from 2015-2019 nearly half of cost-burdened renters in Salt Lake City had extremely low incomes (2022).

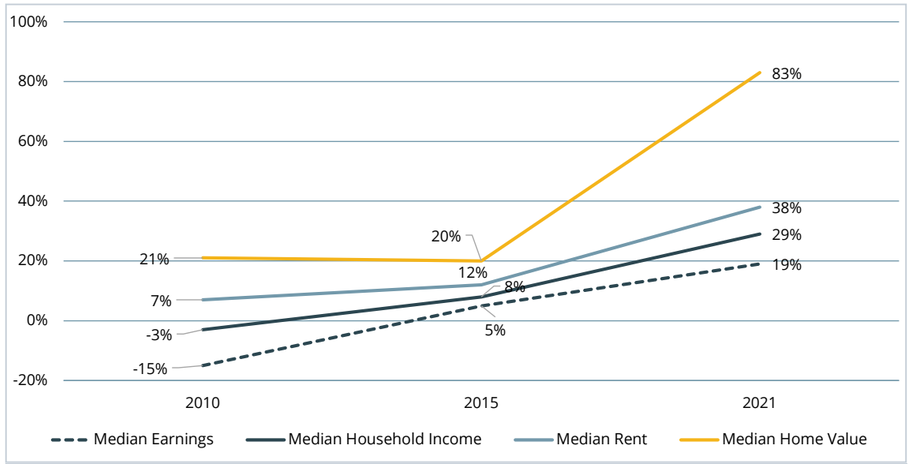
Households by Income by Cost Burden, Salt Lake City, UT, 2015-2019



Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2015-2019 5-year estimates

Additionally, housing price increases have outpaced wage growth since 2005. While median wages increased 19 percent and median household income increased 29 percent between 2005 and 2021, median rent increased by 38 percent and median home values increased 83 percent (when adjusted for inflation) during the same period. It is also important to note that the minimum wage ($7.25/ hour) has not increased since 2009, meaning that for individuals and households on the low end of the earning scale, housing costs are untenable.

Net Percent Change in Income & Housing Costs from 2005 Baseline, Salt Lake City, UT

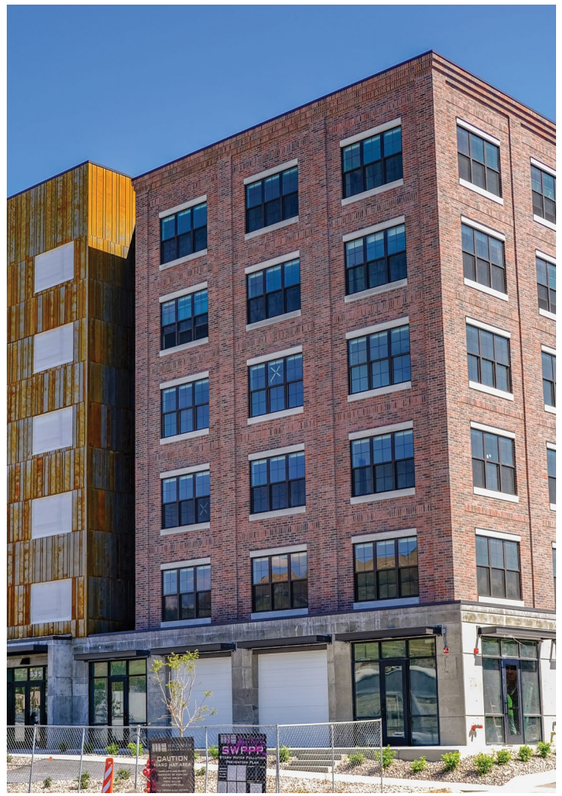


Source: USCB, 2005, 2010, 2015, & 2021 ACS 1-year estimates, HSD

Between 2020 and 2022 alone, monthly rents in Salt Lake County increased by an average of $321 dollars (all unit types), nearly as much as increases over the preceding two decades combined (2000-2020, $409) (Eskic, 2022a, p. 1). These increases (11 percent annually) in for-rent housing are due, in-part, to the fact that as of spring 2022, 71 percent of Utah households were priced out of the median-priced home, shrinking the opportunity for homeownership (Eskic, 2022a, p. 1). Coupled with the federal interest rate increases, most for-sale homes are out of reach for most households, increasing demand for rental housing.

Collectively, the data present a story of housing in Salt Lake City and, when combined with the stories heard throughout the engagement period, lead to key findings that inform the goals and action items outlined in this Plan.

It is important to note that Salt Lake City is not alone in its experience. While the data analyzed here are specific to Salt Lake City, housing shortages and rapid price increases are affecting the entire Wasatch Front. Creating a more affordable housing system will require government intervention, including subsidies, land-use policies, and regional collaboration. The crisis we are currently facing has been decades in the making and extends beyond the municipal boundaries of the city, reaching across the county, the state, and the nation. It will take collaboration across governmental, non-profit, community, and private partners to work through this housing crisis.



Engagement Summary

Throughout 2022 Salt Lake City staff and consultants sought feedback from residents on their experiences with housing in Salt Lake City. Through surveys, focus groups, in-person events, and stakeholder meetings (among other methods), Salt Lake City heard from over 6,500 people. This engagement was divided between Thriving in Place (TIP) efforts (Appendix C) and engagement specific to Housing SLC (Appendix D) with some efforts also supporting an update to the City's Consolidated Plan for funds from the US Department of Housing and Urban Development (HUD).

We heard from residents with a wide range of backgrounds and in various life circumstances, through surveys, focus groups, in-depth interviews, workshops, and pop-up and other events. For a full discussion of engagement see Appendix C & D.

Engagement Participation Summary

Main Themes

Frequent Themes from Engagement:

Affordable Housing *Eviction protections*

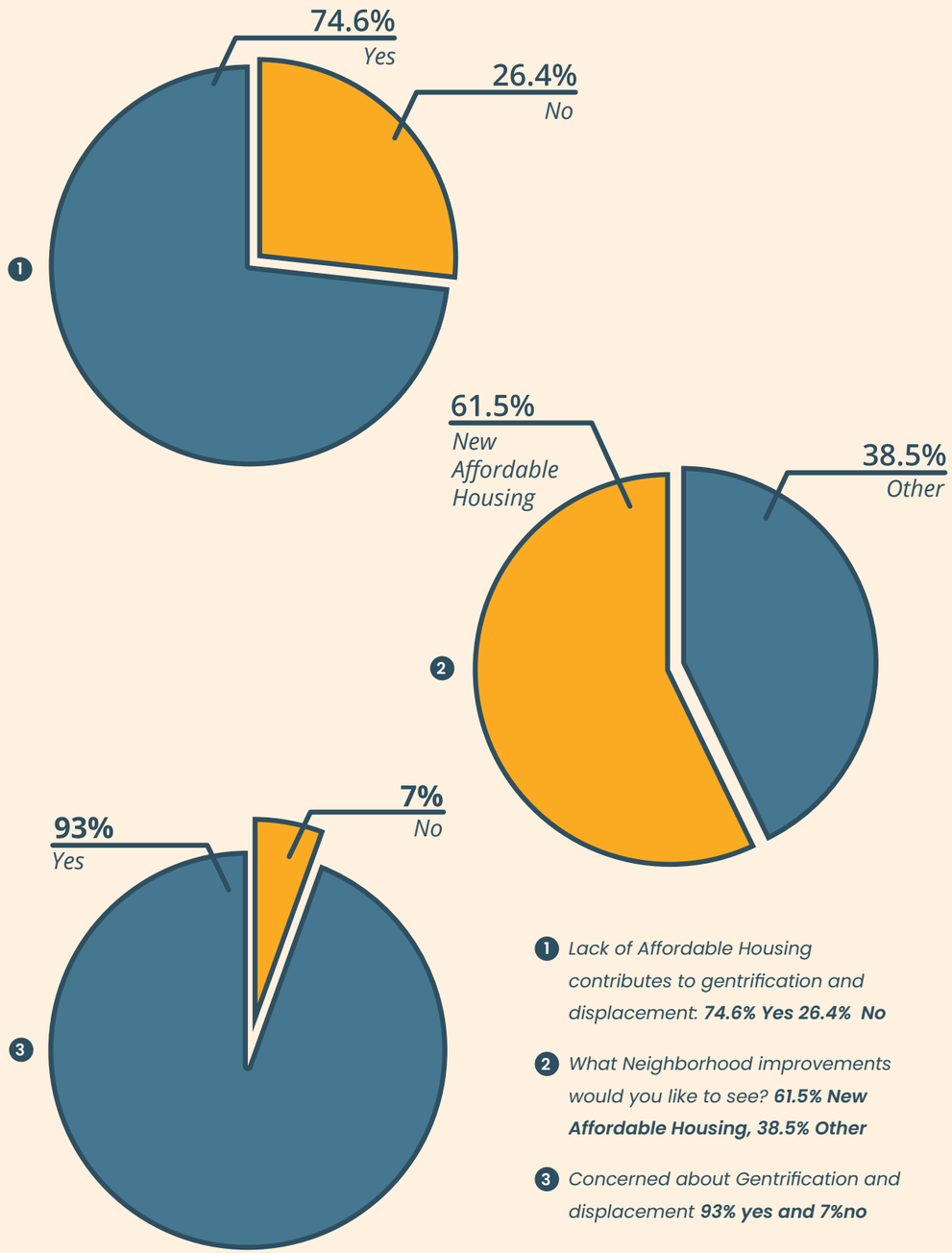
Tenant rights and protection **Rent control**

Help for at-risk populations **Rental assistance**

More housing options **Family housing**

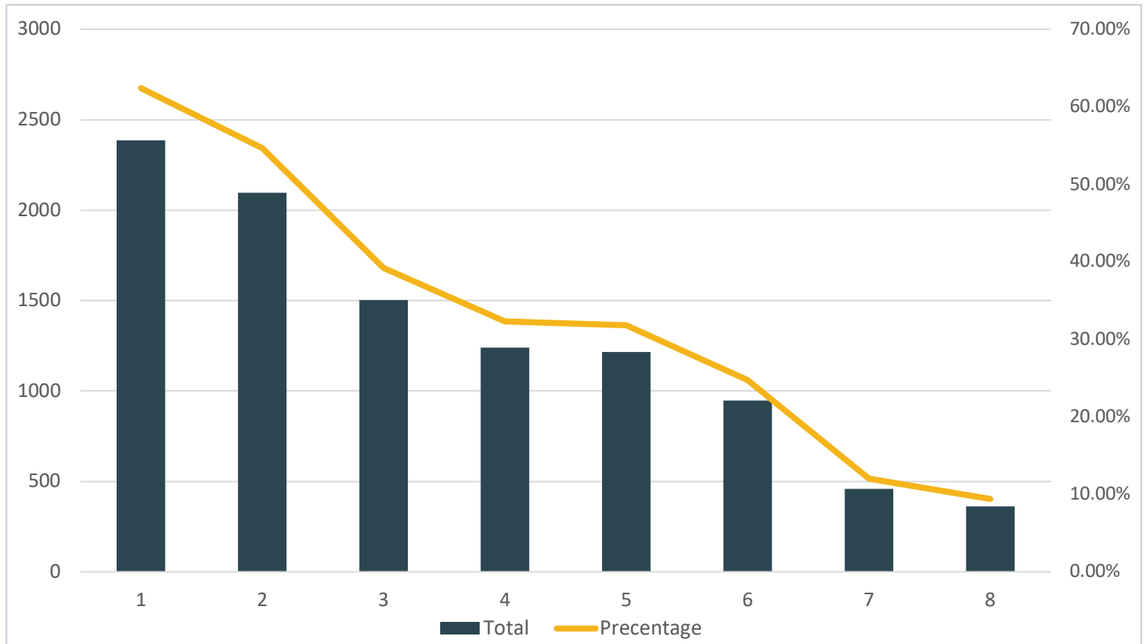
Ownership opportunities ***Homelessness***

Survey Response



1. *Lack of Affordable Housing contributes to gentrification and displacement:* ***74.6% Yes 26.4% No***
2. *What Neighborhood improvements would you like to see?* ***61.5% New Affordable Housing, 38.5% Other***
3. *Concerned about Gentrification and displacement* ***93% yes and 7%no***

Which of the following Housing services should be Salt Lake City's top priority?

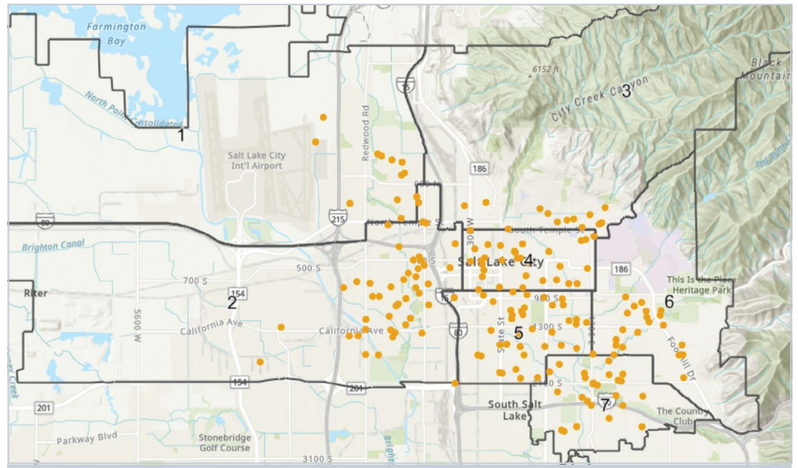


1. *New affordable housing for low-income individuals*
2. *Housing for people experiencing homelessness*
3. *Access to home ownership*
4. *Preserve existing affordable housing*
5. *Renter protections, programs, and services*
6. *Rent and utility assistance*
7. *Housing support for seniors*
8. *Housing repair programs*

Across the board more affordable housing was seen as a particular need and a priority.

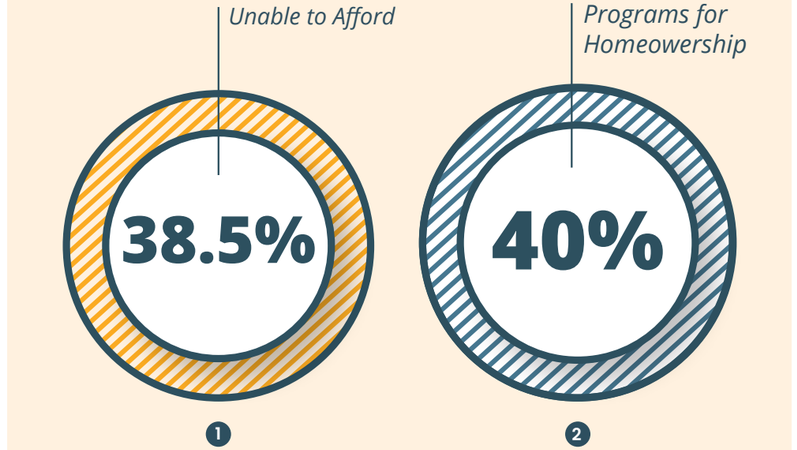
This emphasis carried beyond selection choices and into open-ended comments and in-person engagement. In these forums, respondents expressed a **need for affordable housing for low- and middle-income residents, especially families, seniors, and students,** expressing concern that there is **simply not enough affordable housing available for low to moderate income people.** Many respondents also voiced concern that much of the recent development in the city appears to not meet the needs of existing residents. Rather than perceived "luxury" units, respondents wanted affordable housing co-located with other amenities, especially public transit. They also expressed a desire for increased ownership opportunities and housing choice.

During multiple in-person engagement events, participants were asked to select where in the city they would like to see various amenities. An analysis of the data points show that people want affordable housing throughout the city, including in their neighborhoods. At these in-person events as well as focus groups, participants often expressed questions such as, "do you know of any affordable places to rent?" or "do you know where I can look to find affordable housing?", suggesting that residents are unable to find affordable housing that meets their needs.



Respondents want affordable housing throughout the City

Participants also expressed the desire for increased opportunities for ownership, which seems increasingly out of reach for many.



1. *Would Like to own a home but unable to afford **38.5%***
2. *City Should Prioritize Programs Providing Access to homeownership **40%***

While housing was the key focus of all engagement, respondents to surveys, focus groups, and other in-person engagement opportunities discussed housing-adjacent topics as well, including desires for increased community belonging and greater affordability in all aspects of life. See Appendix Y for a full discussion of responses and non-housing themes.

Key Findings

From this data emerged six key findings that will guide the City's efforts over the course of this Plan. The key findings are:

1. Rental vacancy rates are low and home sale prices are unaffordable to most residents, putting **strain on existing rental housing and causing rents to rise dramatically.** *At the end of 2021, rental vacancy rates were as low as 2.5 percent (USCB, 2022b). While vacancy rates increased to 4.6% (July-September 2022) (USCB, 2022b), the low rates have caused upward pressure on rents. Between 2020 and 2022, median rents increased 11 percent annually, leading to an average increase of $321 per month ($3,852 annually) in Salt Lake County (Eskic, 2022a, p. 1). With median home sale prices at $490,000 (2021), 72 percent of Salt Lake City households are unable to afford to purchase a home in the City, resulting in more people renting (HSD, 2022, p. 25).*

2. Despite a housing construction boom, housing prices suggest **a shortage of housing supply overall, but especially housing that is deeply affordable** (affordable to renters earning 30% of area median income (AMI) or less), with demand for housing outpacing supply. *Since 2017, 10,135 units have become available to rent in Salt Lake City. However, there are severe shortages of housing affordable to households earning more than 80 percent AMI and households earning less than 30 percent AMI (8,557 units short and 5,507 units short, respectively) (HSD, 2022, p. 23).*

3. Salt Lake City is majority renter, and **half of all renters are cost burdened,** spending more than 30 percent of their income on housing costs (USCB, 2022a). Residents are concerned that there are few rights for and resources available to renters. *Around 52 percent of all households in Salt Lake City rent (USCB, 2022a), and this number is likely to increase over time as more for-rent housing is built in the city. In 2021, nearly 24,000 renter households, half of all renters, were cost burdened, with estimates that nearly 50 percent of cost-burdened renters have extremely low incomes (HSD, 2022, p. 24).*

4. According to a survey of city residents, **affordable housing** and **behavioral health services** is preferred over additional emergency shelters and homeless resource centers as solutions for homelessness. *Two-thirds of survey respondents selected housing for homeless individuals in their top three homeless services priorities, while only 41 percent (fourth out of six options) selected homeless resource centers and emergency shelters on the same question.*

5. There is a **mismatch between the types of housing the market is producing and the needs of the community.**Residents perceive that most new housing is "luxury" while many desire more affordability throughout the city. Additionally, residents want more "missing middle" housing and more family-sized housing. *When asked where they would like to see more affordable housing built, respondents expressed desires to have affordability throughout the city. Additionally, 62 percent of survey respondents selected creating new affordable housing for low-income residents as one of their top three housing priorities and 55 percent selected housing for individuals experiencing homelessness in their top three housing priorities. At each point of engagement (survey, in-person, Reddit AMA, focus groups, etc.) residents expressed concern that "all" new developments were luxury housing, with many wondering where they can find affordable housing and who the new housing is for.*

6. **Wages have not kept pace with cost of living,** especially housing-related costs, and residents are feeling increased stress about everyday expenses. *Between 2005 and 2021, median wages increased by 19 percent and median household income increased by 29 percent (HSD, 2022, p. 18). During that same period, median rent increased by 38 percent and median home values increased by 83 percent (all values adjusted for inflation) (HSD, 2022, p. 18). The minimum wage ($7.25/hour) has not increased since 2009. In survey responses, residents prioritized affordable and healthy food, affordable medical and dental clinics, and affordable childcare in their community at much higher rates than recreational and community amenities, and they selected free transit over road safety and better/more biking and walking paths. Taken together, these responses demonstrate a strong desire for increased affordability for everyday expenses.*

Chapter 3:
Constraints

Along with strategies for action and principles to guide such strategies, it is important to understand constraints. Listed below are constraints the City currently faces in addressing the housing affordability crisis. These constraints may change over the course of the next five years, or the duration of this Plan.

A RENT CONTROL
Cities in Utah are prevented from enacting rent control ordinances by Utah State Code 57-20-1.

B EVICTION & OTHER LANDLORD TENANT LAWS
Laws governing evictions and other tenant protections are set at the state level. Cities can provide resources and incentivize voluntary landlord actions but are limited in the mandatory requirements that landlords must meet. Landlord-Tenant laws are scattered throughout Utah State Code, including Title 57 and Chapter 78B-6, Parts 8 & 8A.

C INCLUSIONARY ZONING
Cities in Utah are prevented from enacting mandatory inclusionary zoning ordinances by Utah State Code 10-9a-535. Inclusionary zoning is a policy tool that requires the inclusion of affordable units (or payment toward the creation of those units elsewhere) into new developments. Cities are allowed to enter voluntary agreements with developers.

D FUNDING
Building housing and keeping people housed is expensive. The City has a limited budget, which is used to run a number of programs and services. Finding ways to increase the funding for housing is part of the strategy for this Plan.

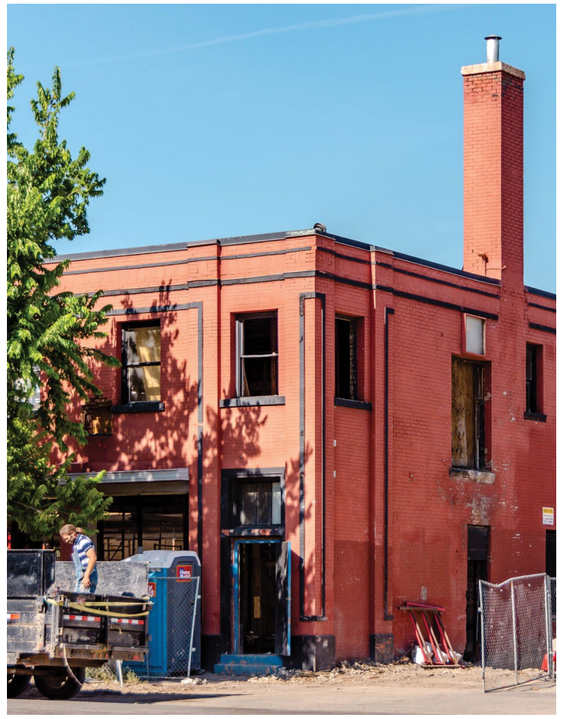
E MARKET CONDITIONS
The current housing affordability crisis is larger than Salt Lake City. It extends along the Wasatch Front and throughout the state and nation. Variables such as federal interest rates, local unemployment rates, and state and local laws and regulations all impact the market conditions for housing. Efforts made in Salt Lake City are crucial and will make housing more stable and affordable for many, but they are not sufficient to end the crisis completely. Because housing markets extend beyond municipal boundaries, we need efforts across jurisdictions to address the issues.

F DEVELOPABLE LAND
Salt Lake City has limited buildable land. Some of the land on the western end of the city boundaries is wetland and/or is limited in the type of building that can occur due to Federal Aviation Administration regulations. Most other areas of the city are already built out or are zoned for single family housing. Finding ways to increase density and allow for more housing in the existing built environment are included in the strategies.

G SHORT-TERM RENTAL ENFORCEMENT
Short-term rentals are a small, but important, consideration. Companies such as Companies such as Airbnb and VRBO create a platform that facilitates the conversion of usable housing into short-term vacation rentals. While Salt Lake City does not deal with as many vacation rental issues as resort towns like Moab or Park City, there are still 1,358 short-term rental units in Salt Lake City that could otherwise be used as housing for people in need (Gardner Policy Institute, 2022 (STR), p4). Cities in Utah are limited in their ability to enforce on non-compliant short-term rentals by Utah State Code 10-8-85.4.

H SUSTAINABLE GROWTH
A growing population and an increase in multifamily housing creates additional pressures and challenges on water resources and the infrastructure system. As the city continues to grow, continued commitment to maintaining and building resiliency in our critical infrastructure will be required to meet the challenges that we face in order to protect and sustain our vital water resources for both residential and commercial customers.

Salt Lake City also faces significant air quality challenges that have the potential to be exacerbated by a growing population as transportation- and housing- related emissions increase. Mitigating the potential negative consequences of population growth on our air quality will require smart policies and programs that improve efficiencies. Salt Lake City is committed to protecting the public health and safety of its residents, including ensuring access to clean air, clean water, and a livable environment.



I EXPIRATION OF RESTRICTED AFFORDABLE HOUSING UNITS
When affordable housing developments are built, they are often associated with a deed restriction requiring the housing unit to remain affordable at an established income level for a set duration. These range from 15-65 years, typically. When units sunset out of their deed restriction, they can transition to market-rate rents unless new agreements are arranged. This can be expensive to maintain and poses a threat to long-term affordability.

J PRESERVATION OF AT-RISK UNITS
Naturally occurring affordable housing (NOAH) is housing that is affordable without government restriction or subsidy. This is likely to be older housing that has not been updated and may lack the amenities included in newer housing developments. In a hot market, however, NOAH is at risk of being lost due to market-induced rent rises, renovations that lead to rent rises, sale of properties, or redevelopment.

K EQUITABLE DISTRIBUTION OF AFFORDABLE HOUSING
Land prices vary throughout the city, which makes building housing more affordable in certain areas of the city than in others. This is due, in part, to historic redlining practices that were discriminatory and impacted land values. Historic and current zoning also contributes to variable land values, which makes building affordable housing more expensive and more difficult in certain areas of the city. While equitable distribution of affordable housing is a long-term goal of the city, overcoming barriers is difficult and takes time.

Chapter 4:
State and Federal Requirements

UTAH STATE REQUIREMENTS

During the 2023 legislative session, the legislature passed HB 364 - Housing Affordability Amendments, which outlined Moderate Income Housing Plan (MIHP) requirements. These requirements include selecting from a list of strategies outlined in state code.

Below are the strategies that municipalities may select for inclusion in their MIHP. As a municipality with a fixed guideway public transit station, the City is required to select at least five of the strategies below, including strategy V and at least one of G, H, or Q. To be eligible for priority consideration for state funding, the City must select at least six strategies.

Moderate Income Housing Strategies

(The strategies the City has selected for implementation in Housing SLC)

Salt Lake City is required to select at least four of the strategies below, including strategy V and at least one of G, H, or Q		
SELECTED	**CATEGORY**	**HOUSING STRATEGY**
	A	Rezone for densities necessary to facilitate the production of moderate income housing;
	B	Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;
Yes	C	Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;
	D	Identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing;
Yes	E	Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
Yes	F	Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;
Yes	G	Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;
Yes	H	Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
Yes	I	Amend land use regulations to allow for single room occupancy developments;
Yes	J	Implement zoning incentives for moderate income units in new developments;
Yes	K	Preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund;
Yes	I	Reduce, waive, or eliminate impact fees related to moderate income housing;
Yes	M	Demonstrate creation of, or participation in, a community land trust program moderate income housing;
	N	Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;

Salt Lake City is required to select at least four of the strategies below, including strategy V and at least one of G, H, or Q		
SELECTED	**CATEGORY**	**HOUSING STRATEGY**
Yes	O	Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;
Yes	P	Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing
Yes	Q	Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;
	R	Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530;
Yes	S	Create a program to transfer development rights for moderate income housing;
	T	Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;
Yes	U	Develop a moderate income housing project for residents who are disabled or 55 years old or older;
Yes	V	Develop and adopt a station area plan in accordance with Section 10-9a-403.1;
Yes	W	Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones; and
Yes	X	Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

Federal Funding Requirements

As a recipient of federal funding through the U.S. Department of Housing and Urban Development (HUD), the City is required to abide by certain requirements, including creating a Consolidated Plan for funding periods. The current Consolidated Plan is for 2020-2024 and addresses the efforts the City will undertake using the funds received from HUD. The City is in the process of preparing for the next Consolidated Plan, which will cover the period of 2025-2029.

FAIR HOUSING

Salt Lake City is dedicated to affirmatively furthering the purposes of the Fair Housing Act to ensure equal access to rental and homeownership opportunities for all residents. As part of the City's Consolidated Plan 2020-2024 for funding through the Department of Housing and Urban Development, the City has developed a 2020-2024 Fair Housing Action Plan. This Action Plan addresses impediments to fair housing that currently exist, which have been organized into the following categories:

- **Discrimination in Housing**
- **Mobility and Access to Opportunity**
- **Availability of Affordable and Suitable Housing**
- **Zoning, Land Use Regulations, and Redevelopment Policies**
- **Fair Housing Coordination and Knowledge**

Chapter 5:
Thriving in Place

In response to community concerns about displacement and gentrification brought about by increased housing costs and rapid development, the City undertook an effort to combat displacement. This effort, called *Thriving in Place,* used public feedback and quantitative geospatial data to develop an action strategy to mitigate displacement in the city. The policies and actions that emerged from *TIP* will be included as an addendum to this Plan and provides strategies for increasing housing stability, combatting displacement, and improving affordability in Salt Lake City.

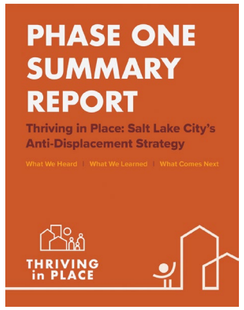
The engagement and data analysis period from *TIP* highlighted six key findings:

- **Displacement in Salt Lake City is significant and getting worse.** It is an issue of high concern in the community; nearly everyone reported directly experiencing its impacts in their lives and neighborhoods.
- There are **no "more affordable" neighborhoods in Salt Lake City** where lower income families can move once displaced.
- Salt Lake City is growing and **there are not enough housing units at every price level, and a significant lack of affordable units for low-income families.** There is a consensus view in the community that creating more affordable housing should be a high priority while also protecting renters from being displaced.
- Almost **half of Salt Lake City's renter households are rent burdened,** spending over 30 percent of their income on housing, making them highly vulnerable when rents increase.
- Displacement affects **more than half of White households in Salt Lake City and disproportionately affects households of color.**
- The **patterns of displacement reflect historic patterns of discrimination and segregation,** with many areas experiencing high displacement risk being the same as areas that were redlined in the past.

Guiding Principles

To address these issues, *TIP* developed the following guiding principles:

1. **Prioritize and strengthen tenant protections, especially for the most vulnerable**
2. **Partner with those most impacted to develop holistic solutions**
3. **Increase housing *everywhere***
4. **Focus on affordability**
5. **Build an ecosystem for action.**



The framework presents 23 strategic priorities that help mitigate displacement in Salt Lake City. The strategies are divided into separate categories, which serve as a broader framework for action. The categories are:

1. **Protect the most vulnerable from displacement**
2. **Preserve the affordable housing we have**
3. **Produce more housing, especially affordable housing**
4. **Expand capacity for tenant support and affordable housing**
5. **Partner and collaborate to maximize impact**
6. **Advocate for tenants at the state level.**

Chapter 6: Goals & Action Items

The scale of the current housing crisis is vast and calls for bold responses. While this Plan seeks to create a more affordable city and housing system for everyone, the goals and action items outlined below prioritize helping individuals and households who face the greatest risk of housing insecurity, displacement, and homelessness. These households are more likely to be low-income, people of color, seniors, single parents, and/or people with disabilities. There is evidence that "an ounce of prevention is worth a pound of cure" when it comes to homelessness and housing: it is much more affordable to keep people in their homes than to help them exit homelessness. Addressing the housing needs of our extremely low-income population will reduce the strain on these households while also reducing pressure on our homeless services system.

The data analysis provided earlier in this Plan points to a shortage of 5,500 units affordable to households earning 30% AMI or below. This is the most difficult housing to build as it requires heavy subsidy and often requires wrap-around services to make successful.

More housing is needed at all income levels, but the market will build market rate housing on its own. Creating policies and programs that facilitate the creation of more housing generally, and more deeply affordable housing specifically, while also protecting tenants and preserving existing housing will create greater equity and affordability for all Salt Lake City residents.

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.

Metrics:

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

GOAL 2

Increase housing stability throughout the city.

Metrics:

A. Track, analyze, and monitor factors that impact housing stability in the city.

B. Assist 10,000 low-income individuals annually through programs funded to increase housing stability by the City.

C. Dedicate targeted funding to:
   1. mitigate displacement
   2. serve renter households
   3. serve family households
   4. increase geographic equity
   5. increase physical accessibility

GOAL 3

Increase opportunities for homeownership and other wealth and equity building opportunities.

Metrics:

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

Action Items

Each action item addresses at least one goal and fulfills at least one of the strategies in state code (as outlined in Chapter 4). A list of all action items and their anticipated timelines for implementation can be found in Chapter 7. For brief descriptions of the action items, please see Appendix A .

Chapter 7:
Implementation Plan

The strategies listed in this chapter correspond to the selected state strategies in Chapter 4.

ACTION ITEM	2022	2023	2024		2025	2026	2027	2028
STRATEGY C	Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing							
Increase funding for acquisition, rehabilitation, and development of affordable housing **GOAL 1**		Convene working group to research options of increasing funding for affordable housing and develop recommendations	Based on esearch, develop recommendations for increasing funding for affordable housing		Based on recommendations and feasibility, work with City Council to establish new funding source(s) for affordable housing			
Incentivize the purchase and conversion of hotels, motels, and other buildings to deed-restricted deeply affordable and transitional housing **GOAL 1**			Develop incentive and funding strategy, work with partners to determine priority sites Identify land-use barriers that may exist		Purchase and conversion of site(s) into deeply affordable and transition housing	Monitor and report on number of individuals served through converted units.	Purchase and conversion of site(s) into deeply affordable and transition housing Monitor and report on number of individuals served t hrough converted units.	Monitor and report on number of individuals served through converted units.
Adopt an adaptive reuse ordinance to facilitate the conversion of historic buildings into housing **GOAL 1**		Draft ordinance and receive feedback from Planning Commission, City Council, and public	Adopt Adaptive Reuse ordinance		Monitor response to ordinance adoption through annual reporting on number of properties using ordinance, number of units created, etc. (ongoing)	Monitor response to ordinance adoption through annual reporting on number of properties using ordinance, number of units created, etc. (ongoing)	Monitor response to ordinance adoption through annual reporting on number of properties using ordinance, number of units created, etc. (ongoing)	Monitor response to ordinance adoption through annual reporting on number of properties using ordinance, number of units created, etc. (ongoing)
STRATEGY E	Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones							
Adopt revised Accessory Dwelling Unit (ADU) ordinance to make the development of ADUs easier and more widespread throughout the city **GOAL 1**		Receive feedback from Planning Commission, City Council, and public on proposed ordinance Adopt ordinance	Monitor response to ordinance adoption through annual reporting on number of Accessory Dwelling Units created (ongoing)		Monitor response to ordinance adoption through annual reporting on number of Accessory Dwelling Units created (ongoing)	Monitor response to ordinance adoption through annual reporting on number of Accessory Dwelling Units created (ongoing)	Monitor response to ordinance adoption through annual reporting on number of Accessory Dwelling Units created (ongoing)	Monitor response to ordinance adoption through annual reporting on number of Accessory Dwelling Units created (ongoing)
Make it easier to build tiny homes as a form of deeply affordable/transitional housing through zoning, funding, and streamlined plan and design review **GOAL 1**		Support legislation to adopt ICC/MBI building standards for modular construction in the 2024 general legislative session.	Convene a working group to research best practices, determine land use and building code barriers, and explore options for geographic equity		Draft policy recommendations	Implement recommendations	Monitor response to implemented policies (ongoing)	

ACTION ITEM	2022	2023	2024	2025	2026	2027	2028
STRATEGY E	Continued						
Develop a library of pre-approved Accessory Dwelling Unit plans that residents can access **GOAL 1**		Convene a working group to research best practices and develop implementation framework	Develop and publish library of pre-approved building plans for Accessory Dwelling Units and host on City website	Continue growing library of pre-approved plans to host on City website (ongoing)	Monitor response and report on number of ADUs built using the library (ongoing)	Monitor response and report on number of ADUs built using the library (ongoing)	
Facilitate the completion of phase one of The Other Side Village pilot program **GOAL 1**			Phase one of The Other Side Village project complete with residents living in tiny homes	Maintain ongoing partnership with The Other Side Academy to facilitate the expansion of additional phasing of project, determining number of additional units completed each year until full build-out (may occur beyond time horizon of this plan)	Maintain ongoing partnership with The Other Side Academy to facilitate the expansion of additional phasing of project, determining number of additional units completed each year until full build-out (may occur beyond time horizon of this plan)	Maintain ongoing partnership with The Other Side Academy to facilitate the expansion of additional phasing of project, determining number of additional units completed each year until full build-out (may occur beyond time horizon of this plan)	Maintain ongoing partnership with The Other Side Academy to facilitate the expansion of additional phasing of project, determining number of additional units completed each year until full build-out (may occur beyond time horizon of this plan)
Incentivize deed-restricted affordable Accessory Dwelling Units across the city with a focus on areas of high opportunity **GOAL 1**		Update map of areas of high opportunity	Convene a working group to research best practices for incentivizing deed-restrictions on ADUs	Begin developing a strategy for implementing incentives	Continue developing a strategy for implementing incentives	Launch deed restriction incentive pilot program	Monitor and report on number of units taking advantage of incentive program
STRATEGY F	Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers						
Continue increasing density limits in areas next to or near major transit investment corridors, commercial centers, or employment centers and where high density development is compatible with adjacent land uses **GOAL 1**		Adopt zoning or land use ordinance to increase density limits in the Ballpark neighborhood of the city	Monitor response to increased density in the Ballpark neighborhood through annual reporting on number of new permits, number of units created, etc. (ongoing)	Based on data monitoring on this and other ordinances, planning staff continue looking for opportunities to increase density limits in various areas of the city Work with Planning Commission, City Council, and public on additional density limits in other areas of the city	Based on data monitoring on this and other ordinances, planning staff continue looking for opportunities to increase density limits in various areas of the city Work with Planning Commission, City Council, and public on additional density limits in other areas of the city	Based on data monitoring on this and other ordinances, planning staff continue looking for opportunities to increase density limits in various areas of the city Work with Planning Commission, City Council, and public on additional density limits in other areas of the city	
STRATEGY G	Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors						
Increase building height limits in compatible areas of the city **GOAL 1**		Work with Planning Commission, City Council, and public on the adoption of building height ordinance Adopt building height ordinance	Monitor response to increased building height limits ordinance through annual reporting on number of properties using ordinance, number of units created, etc. (ongoing)	Monitor response to increased building height limits ordinance through annual reporting on number of properties using ordinance, number of units created, etc. (ongoing)	Monitor response to increased building height limits ordinance through annual reporting on number of properties using ordinance, number of units created, etc. (ongoing)	Evaluate response to building height ordinance change and consider increasing building heights in additional areas of the city	

ACTION ITEM	2022	2023	2024		2025	2026	2027	2028
STRATEGY H	Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities							
Implement parking reduction ordinance **GOAL 1**	Adopted under previous Housing Plan - effects will be monitored and reported	Monitor response to reduced parking requirements ordinance through annual reporting on number of properties using ordinance, number of units created, affordability of units, etc. (ongoing)	Monitor response to reduced parking requirements ordinance through annual reporting on number of properties using ordinance, number of units created, affordability of units, etc. (ongoing)		Monitor response to reduced parking requirements ordinance through annual reporting on number of properties using ordinance, number of units created, affordability of units, etc. (ongoing)	Evaluate response to parking reduction ordinance and consider reducing parking requirements in additional areas of the city	Monitor response to reduced parking requirements ordinance through annual reporting on number of properties using ordinance, number of units created, affordability of units, etc. (ongoing)	Monitor response to reduced parking requirements ordinance through annual reporting on number of properties using ordinance, number of units created, affordability of units, etc. (ongoing)
STRATEGY I	Amend land use regulations to allow for single room occupancy developments							
Implement shared housing ordinance that allows for single room occupancy developments **GOAL 1, 2**	Adopted under previous Housing Plan - effects will be monitored and reported	Monitor response to shared housing ordinance through annual reporting on number of properties using ordinance, number of units created, affordability of units, etc. (ongoing)	Monitor response to shared housing ordinance through annual reporting on number of properties using ordinance, number of units created, affordability of units, etc. (ongoing)		Monitor response to shared housing ordinance through annual reporting on number of properties using ordinance, number of units created, affordability of units, etc. (ongoing)	Monitor response to shared housing ordinance through annual reporting on number of properties using ordinance, number of units created, affordability of units, etc. (ongoing)	Monitor response to shared housing ordinance through annual reporting on number of properties using ordinance, number of units created, affordability of units, etc. (ongoing)	Monitor response to shared housing ordinance through annual reporting on number of properties using ordinance, number of units created, affordability of units, etc. (ongoing)
STRATEGY J	Implement zoning incentives for moderate income units in new developments							
Adopt and implement the Affordable Housing Incentives Ordinance **Goal 1, 2**		Work with Planning Commission, City Council, and public on Affordable Housing Incentives Ordinance	Adopt Affordable Housing Incentives Ordinance		Monitor response to affordable housing incentives ordinance through annual reporting on number of properties using ordinance, number of units created, affordability of units, etc. (ongoing)	Monitor response to affordable housing incentives ordinance through annual reporting on number of properties using ordinance, number of units created, affordability of units, etc. (ongoing)	Monitor response to affordable housing incentives ordinance through annual reporting on number of properties using ordinance, number of units created, affordability of units, etc. (ongoing)	Monitor response to affordable housing incentives ordinance through annual reporting on number of properties using ordinance, number of units created, affordability of units, etc. (ongoing)
STRATEGY K	Preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund							
Support projects that allow tenants to build wealth and/ or gain equity in their building based on tenure **GOAL 3**		Convene working group to research best practices for tenant wealth and equity building programs	Develop pilot program or partnership		Secure funding for pilot program or partnership and implement		Monitor impact of wealth/ equity program through annual reporting on number of households and individuals served, annual amount of wealth/ equity gained, etc.	Monitor impact of wealth/ equity program through annual reporting on number of households and individuals served, annual amount of wealth/ equity gained, etc.
Provide $6 million in grant funding to develop interim or permanent supportive housing projects to expand housing solutions for persons experiencing or at risk of homelessness **GOAL 1**	Three projects awarded and selected in 2022	Complete construction on projects, resulting in 441 new units of deeply affordable housing for persons experiencing or at risk of homelessness	Monitor impact of housing developments through annual reporting on number of individuals served, number of individuals transitioned from homelessness to housing, etc.		Monitor impact of housing developments through annual reporting on number of individuals served, number of individuals transitioned from homelessness to housing, etc.	Monitor impact of housing developments through annual reporting on number of individuals served, number of individuals transitioned from homelessness to housing, etc.	Monitor impact of housing developments through annual reporting on number of individuals served, number of individuals transitioned from homelessness to housing, etc.	Monitor impact of housing developments through annual reporting on number of individuals served, number of individuals transitioned from homelessness to housing, etc.

ACTION ITEM	2022	2023	2024	2025	2026	2027	2028
STRATEGY L	Reduce, waive, or eliminate impact fees related to moderate income housing						
Continue to reduce and waive impact fees on eligible projects as allowed by Salt Lake City Code Chapter 18.98 **GOAL 1**	Continue to reduce and waive impact fees on eligible affordable housing developments when such waivers and reductions are applied for (ongoing)	Continue to reduce and waive impact fees on eligible affordable housing developments when such waivers and reductions are applied for (ongoing)	Continue to reduce and waive impact fees on eligible affordable housing developments when such waivers and reductions are applied for (ongoing)	Continue to reduce and waive impact fees on eligible affordable housing developments when such waivers and reductions are applied for (ongoing)	Continue to reduce and waive impact fees on eligible affordable housing developments when such waivers and reductions are applied for (ongoing)	Continue to reduce and waive impact fees on eligible affordable housing developments when such waivers and reductions are applied for (ongoing)	Continue to reduce and waive impact fees on eligible affordable housing developments when such waivers and reductions are applied for (ongoing)
STRATEGY M	Demonstrate creation of, or participation in, a community land trust program for moderate income housing						
Continue to manage and expand City's Community Land Trust (CLT) program **GOAL 3**		Convene working group to develop City's CLT strategy, includging identifying priority sites for acquisition and potential funding sources	Draft strategy and receive feedback from community partners, public, and City Council	Adopt CLT strategy and build capacity to manage CLT assets	Implement adopted strategy and continue growing CLT Seek private and philanthropic land donations and set-aside funding to grow the number of units in and households served by the CLT	Implement adopted strategy and continue growing CLT	Implement adopted strategy and continue growing CLT
Explore the feasibility of issuing home equity conversion mortgages to existing homeowners in return for a deed restriction, possibly through the City's Homebuyer Program **Goal 2, 3**		Convene working group to research best practices and potential opportunities for a program and to develop program framework	Develop program framework	Request funding for implementation of program	Enter into first agreements	Monitor and report on program Continue entering into agreements	Monitor and report on program Continue entering into agreements
Work with community development partners to acquire priority properties for permanently affordable housing **GOAL 3**		Initiate conversations with community development partners and established shared goals and priorities	Develop framework for partnership	Establish priorities and partnerships for identifying and purchasing properties	First property acquired by the City/Redevelopment Agency or through a partnership with community development partner(s)		

ACTION ITEM	2022	2023	2024		2025	2026	2027	2028
STRATEGY O	Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing							
Continue to partner with entities that apply for state and/or federal funds to preserve and create low to moderate income housing through annual funding opportunities, including opportunities for home repairs, accessibility improvements, and other programs. **GOAL 1, 2**	Continue offering annual funding and partnership opportunities through the Housing Stability division (ongoing)	Continue offering annual funding and partnership opportunities through the Housing Stability division (ongoing)	Continue offering annual funding and partnership opportunities through the Housing Stability division (ongoing)		Continue offering annual funding and partnership opportunities through the Housing Stability division (ongoing)	Continue offering annual funding and partnership opportunities through the Housing Stability division (ongoing)	Continue offering annual funding and partnership opportunities through the Housing Stability division (ongoing)	Continue offering annual funding and partnership opportunities through the Housing Stability division (ongoing)
STRATEGY P	Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing							
Continue to release housing funds through Redevelopment Agency of Salt Lake CIty (RDA) Notices of Funding Availability (NOFA) for development or acquisition of moderate income housing **GOAL 1, 3**	Continue to release annual Notices of Funding Availability based on affordable housing set-aside funding from project area budgets, prioritizing funding for projects based on RDA board guidance (ongoing)	Continue to release annual Notices of Funding Availability based on affordable housing set-aside funding from project area budgets, prioritizing funding for projects based on RDA board guidance (ongoing)	Continue to release annual Notices of Funding Availability based on affordable housing set-aside funding from project area budgets, prioritizing funding for projects based on RDA board guidance (ongoing)		Continue to release annual Notices of Funding Availability based on affordable housing set-aside funding from project area budgets, prioritizing funding for projects based on RDA board guidance (ongoing)	Continue to release annual Notices of Funding Availability based on affordable housing set-aside funding from project area budgets, prioritizing funding for projects based on RDA board guidance (ongoing)	Continue to release annual Notices of Funding Availability based on affordable housing set-aside funding from project area budgets, prioritizing funding for projects based on RDA board guidance (ongoing)	Continue to release annual Notices of Funding Availability based on affordable housing set-aside funding from project area budgets, prioritizing funding for projects based on RDA board guidance (ongoing)
Utilize Inland Port Housing Funds (pursuant to Utah Code Section 11-58-601(6)(b) of the Inland Port Act) and other housing set-aside funds received by the Redevelopment Agency (RDA) to expand affordable housing options, including tenant equity opportunities throughout the city, especially on the west side **GOAL 1, 3**		Convene working group to research best practices for tenant wealth and equity-building opportunities and begin developing possible programs and guidelines	Continue researching best practices for tenant wealth and equity-building opportunities and further refine possible programs and guidelines		Develop goals and guidelines to promote tenant wealth and equity building opportunities and present to RDA Board	Put funding toward equity programs and begin acquiring/developing projects that include a tenant equity component	Fund first project to provide tenants opportunities to develop wealth/equity	

ACTION ITEM	2022	2023	2024		2025	2026	2027	2028
STRATEGY P	Continued							
Develop a financing program for low-income homeowner Accessory Dwelling Unit (ADU) construction **GOAL 1**		Convene working group to research best practices, engage potential partners, and develop framework for an ADU financing program	ADU financing pilot program established and funded for initial three-year period.		Market program and finance initial batch of ADUs	Continue marketing and financing ADU construction	Monitor, evaluate, and assess successes and shortcomings of financing program. Make determination on whether to extend program. Make necessary changes, as needed.	Monitor, evaluate, and assess successes and shortcomings of financing program. Make determination on whether to extend program. Make necessary changes, as needed.
Promote the development of affordable family-sized housing units with 3+ bedrooms **Goal 1, 2**	The SLC RDA Board sets annual priorities for how funding should be used. In 2022 and 2023, priority has been given to family-sized housing. This item would re-establish a priority for family-sized housing on an annual basis (ongoing)	The SLC RDA Board sets annual priorities for how funding should be used. In 2022 and 2023, priority has been given to family-sized housing. This item would re-establish a priority for family-sized housing on an annual basis (ongoing)	The SLC RDA Board sets annual priorities for how funding should be used. In 2022 and 2023, priority has been given to family-sized housing. This item would re-establish a priority for family-sized housing on an annual basis (ongoing)		The SLC RDA Board sets annual priorities for how funding should be used. In 2022 and 2023, priority has been given to family-sized housing. This item would re-establish a priority for family-sized housing on an annual basis (ongoing)	The SLC RDA Board sets annual priorities for how funding should be used. In 2022 and 2023, priority has been given to family-sized housing. This item would re-establish a priority for family-sized housing on an annual basis (ongoing)	The SLC RDA Board sets annual priorities for how funding should be used. In 2022 and 2023, priority has been given to family-sized housing. This item would re-establish a priority for family-sized housing on an annual basis (ongoing)	
STRATEGY Q	Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act							
Establish at least one housing and transit reinvestement zone (HTRZ) in the city **GOAL 1**		Redevelopment Agency to engage in conversations with interested parties	Work through details and application to establish an HTRZ		Establish HTRZ	Monitor and report on activity in and outcomes of HTRZ	Monitor and report on activity in and outcomes of HTRZ	Monitor and report on activity in and outcomes of HTRZ
STRATEGY S	Create a program to transfer development rights for moderate income housing							
Explore the feasibility of a Transfer of Development Rights (TDR) program to allow property owners to transfer development capacity to other areas of the city in exchange for the preservation of existing affordable housing **GOAL 1, 2**					Convene working group to research best practices and develop program framework	Develop a framework for TDR program and receive input from public, Planning Commission, and City Council	Adopt TDR program	
STRATEGY U	Develop a moderate income housing project for residents who are disabled or 55 years old or older							
As part of $6 million in grant funding awarded in 2022, Switchpoint was awarded funds to develop a deeply affordable housing project for seniors **GOAL 1, 2**	Funding committed for creation of 94 units of deeply affordable housing	Begin and complete project	Report on number of individuals housed through this development (ongoing)		Report on number of individuals housed through this development (ongoing)	Report on number of individuals housed through this development (ongoing)	Report on number of individuals housed through this development (ongoing)	

ACTION ITEM	2022	2023	2024	2025	2026	2027	2028
STRATEGY V	Develop and adopt a station area plan in accordance with Section 10-9a-403.1						
Certify all Station Area Plans (SAPs) within the city, as required by State Code Section 10-9a-403.1 **GOAL 1**		Planning staff work to ensure all existing SAPs are certified according to Utah State Code	Planning staff work with Planning Commission, City Council, and the public to develop new SAPs for station areas where such SAPs are needed	All SAPs adopted and certified by Dec 31, 2025			
STRATEGY W	Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones						
Adopt and implement Affordable Housing Incentives Ordinance **Goal 1, 2**		Work with Planning Commission, City Council, and public on Affordable Housing Incentives Ordinance	Adopt Affordable Housing Incentives Ordinance	Monitor response to affordable housing incentives ordinance through annual reporting on number of properties using ordinance, number of units created, affordability of units, etc. (ongoing)	Monitor response to affordable housing incentives ordinance through annual reporting on number of properties using ordinance, number of units created, affordability of units, etc. (ongoing)	Monitor response to affordable housing incentives ordinance through annual reporting on number of properties using ordinance, number of units created, affordability of units, etc. (ongoing)	
STRATEGY X	Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing						
Expand workforce, artist, and essential worker housing, up to 125% AMI, so that these populations can live in the city in which they serve **GOAL 1, 2**			Develop framework, partnerships, and potential funding sources	First project under way		First project completed	
Develop electric car-share and/or e-bike -share pilot program(s) co-located with affordable housing **GOAL 2**		Convene working group to research best practices, apply for grant fundings, and reach out to potential partners	Formalize partnerships, begin developing parameters for pilot program; re-apply for grant funding if not awarded	Launch initial phase of pilot program; re-apply for grant funding	Monitor results of pilot program; re-apply for funding or apply for additional funding	Monitor pilot program and extend and adapt as needed	
Establish a Community/ Tenant Oportunity to Purchase policy at the City level, which could include technical assistance, funding opportunities, and other services and resources that would give existing tenants, the community, or the City/ Redevelopment Agency (RDA) the opportunity to purchase before the property goes to market **GOAL 2, 3**			Convene a working group of internal staff, community partners, and residents to research best practices and develop a policy framework	Draft policy framework and receive input from public, Planning Commission, and City Council	Adopt framework and dedicate funding toward assisting community/ tenant purchase of properties Market program	Monitor and report on outcomes of program	Monitor and report on outcomes of program

ACTION ITEM	2022	2023	2024		2025	2026	2027	2028
STRATEGY X	Continued							
Host regular tenant education events **GOAL 2**		Convene partners and host first events; develop schedule	Based on schedule established by partners, host regular education events, potentially quarterly (ongoing)		Based on schedule established by partners, host regular education events, potentially quarterly (ongoing) Evaluate effectiveness of these events and adjust as needed	Based on schedule established by partners, host regular education events, potentially quarterly (ongoing) Evaluate effectiveness of these events and adjust as needed	Based on schedule established by partners, host regular education events, potentially quarterly (ongoing) Evaluate effectiveness of these events and adjust as needed	
Support community and grassroots organizations that provide displacement assistance, tenant organizing, tenant mutual aid, legal services, and other resources/efforts that help tenants **GOAL 2**			Develop program to support grassroots organizations and develop parameters		Implement program through annual funding opportunities and/or technical assistance (ongoing)	Implement program through annual funding opportunities and/or technical assistance (ongoing)	Implement program through annual funding opportunities and/or technical assistance (ongoing) Monitor outcomes of program and re-evaluate, if needed	
Develop a tenant advocate pilot program to help tenants understand their legal obligations and rights, inspect units, and connect with other resources **GOAL 2**			Convene a working group of internal staff, community partners, and residents to research best practices and develop a program framework		Hire/Allocate full-time employee or fund community partner to run program	Program off the ground; receive reports for people served	Monitor and report on program effectiveness (ongoing)	Monitor and report on program effectiveness (ongoing)
Provide funding for programs and/or initiatives that build wealth and/or provide equity sharing opportunities for residents **GOAL 1, 2, 3**		Funding committed; partner selected	Construction on pilot project begins		Construction of pilot project complete and first tenants housed	Monitor and report on program (ongoing)	Monitor and report on program (ongoing)	Monitor and report on program (ongoing) Equity payments to residents begin
Develop a Relocation Assistance Fund for Tenants to help those impacted by new development find and afford living situations that meet their needs **GOAL 2**		Develop the program and establish the relocation assistance fund	Select a community partner to administer the program and launch assistance program			Evaluate impact and effectiveness of program, make adjustments to increase impact (as needed), and extend program, if pilot proved effective		
Adopt a Displaced Tenants Preference Policy so that lower income tenants displaced due to new development or rising rents are given priority for moving into deed-restricted units created on the site or within the area from which they were displaced **GOAL 2**		Establish a working group of City staff and key partners	Draft policy and conduct public review and policy adoption		Work with partners to implement policy		Evaluate policy impacts based on number of households served, efficacy of policy, and make adjustments, as needed	

ACTION ITEM	2022	2023	2024		2025	2026	2027	2028
STRATEGY X	Continued							
Adopt a Community Benefit Policy to prioritize the preservation or replacement of affordable housing as a condition of approval for changes to zoning and master plans **GOAL 1, 2**		Draft Community Benefit Policy that includes considerations for affordable housing and physically accessible housing, among other benefits	Work with public, Planning Commission, and City Council to receive input and adopt policy		Monitor impact of policy based on number of affordable units created, amount of in-lieu fees collected, etc. (ongoing)	Monitor and report on policy implementation (ongoing)	Monitor and report on policy implementation (ongoing)	Monitor and report on policy implementation (ongoing)
Improve and expand tenant resources, access to legal services, and landlord training to better meet the level of need and protect tenant rights **GOAL 2**		Increase awareness of funding and innovate on service delivery, including how legal services are provided	Make changes to the Landlord Tenant Initiative to better meet needs of tenants while continuing to serve and educate landlords		Market changes in Landlord Tenant Program to subscribe more landlords	Evaluate changes and make necessary adjustments to the Landlord Tenant Initiative	Monitor outcomes of changes to Landlord Tenant Initiative (ongoing)	Monitor outcomes of changes to Landlord Tenant Initiative (ongoing)
Define indicators to track displacement and develop systems to track progress to better know where and how the City's anti-displacement policies and actions are working **GOAL 2**		Refine list of displacement indicators to track and report on	Develop manageable systems for collecting needed data and develop a public-facing dashboard to report data at least annually		Ongoing data collection and at least annual public-facing reporting (ongoing)	Ongoing data collection and at least annual public-facing reporting (ongoing)	Ongoing data collection and at least annual public-facing reporting (ongoing)	Ongoing data collection and at least annual public-facing reporting (ongoing)
Form a City Implementation Team to oversee and coordinate implementation of the actions in this plan and the priority actions in the Thriving in Place strategy, monitor progress, engage partners, and identify needed updates and next steps **GOAL 1, 2, 3**		Form Implementation Team and develop a team charter for initial two years	Meet regularly to track progress, develop policies and programs, and monitor needs		Assess progress, obstacles, needed updates, and next steps Develop a strategy for creation of a new housing plan	Continue working on implementation and begin work on creation of a new housing plan	Continue working on implementation and begin work on creation of a new housing plan	Adoption of new housing plan and continued implementation of action items
Convene a Regional Anti-Displacement Coalition to provide an ongoing platform for crossagency and cross-sector discussion and collaboration on priority actions, tracking of progress, collective problem solving, and responding to emerging issues and challenges **GOAL 2**		Convene Anti-Dislacement Coalition and establish regular meeting schedule	Meet regularly to discuss priorities, strategies, and monitor progress		Assess progress, obstacles, needed updates, and next steps (ongoing)	Assess progress, obstacles, needed updates, and next steps (ongoing)	Assess progress, obstacles, needed updates, and next steps (ongoing)	Assess progress, obstacles, needed updates, and next steps (ongoing)

ACTION ITEM	2022	2023	2024		2025	2026	2027	2028
STRATEGY X	Continued							
Continue supporting and expand funding for homeless street outreach programs that connect individuals experiencing homelessness with critical resources and housing **GOAL 2**		Monitor metrics associated with street outreach programs, such as number of residents served, number of residents connected with shelter resources, number of residents connected with housing resources, etc. (ongoing)	Based on metrics, increase funding for street outreach programs		Continue monitoring program Make adjustments, as needed (ongoing)	Continue monitoring program Make adjustments, as needed (ongoing)	Continue monitoring program Make adjustments, as needed (ongoing)	Continue monitoring program Make adjustments, as needed (ongoing)
Convene a physical accessibility working group of internal and external stakeholders. **GOAL 2**		Convene a working group of internal and external stakeholders and establish regular meeting schedule	Research best practices and develop strategy for increasing units that meet universal design and visitability standards		Adopt and begin implementing strategy	Monitor outcomes of strategy, including number of new units that meet Universal Design and Visitablity standards and number of retrofitted units (ongoing)	Monitor outcomes of strategy, including number of new units that meet Universal Design and Visitablity standards and number of retrofitted units (ongoing)	Monitor outcomes of strategy, including number of new units that meet Universal Design and Visitablity standards and number of retrofitted units (ongoing)
Create a public-facing rental database that includes information on accessibility, rent amounts, unit conditions, etc. **GOAL 2**			Design and launch database		Ongoing maintenance of database	Ongoing maintenance of database	Ongoing maintenance of database	Ongoing maintenance of database
Continue to use federal funding for home repair and modification programs that increase accessibility and allow individuals to age in place **GOAL 2**		Continue to contract with partners through competitive awards (annual)	Continue to contract with partners through competitive awards (annual)		Continue to contract with partners through competitive awards (annual)	Continue to contract with partners through competitive awards (annual)	Continue to contract with partners through competitive awards (annual)	Continue to contract with partners through competitive awards (annual)

Chapter 8:
Conclusion

This is a five-year strategic plan. While the housing affordability crisis will not be resolved in five years, significant progress can be made toward increased affordability and stability. Successful implementation of this Plan will make Salt Lake City a more equitable and affordable place to live.

This Plan will serve as a guiding document for the City over the next five years, providing a framework for action across City Departments and Divisions. Successful implementation of this Plan will require dedicated effort, funding, and collaboration across City departments and with community and other government partners. As part of the execution of this Plan, the City will commit to accountability, transparency, and collaboration toward achieving its goals.

As this Plan is implemented, reports will be provided to the City Council, the state, and the community, so that progress can be measured, and course corrections can be made as needed.

Chapter 9:
References

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Appendix A:
Descriptions of Action Items

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

Action Items:

PRIORITIZE AFFORDABLE HOUSING

a. **Continue to partner with entities that apply for state and/or federal funds to preserve and create low to moderate income housing through annual funding opportunities, including opportunities for home repairs, accessibility improvements, and other programs.** The Housing Stability Division receives funds from the US Department of Housing and Urban Development (HUD) that it passes to partner entities through competitive awards. These entities often receive state or other funding for the preservation and/or construction of affordable housing. Each year as HUD funds are received, the City opens grant applications to form partnerships.

b. **Continue to release housing funds through Redevelopment Agency of Salt Lake City (RDA) Notices of Funding Availability (NOFA) for development or acquisition of moderate income housing**. The RDA is required to allocate a certain percentage of each redevelopment project area's budget toward affordable housing. Each year as those funds are received by the RDA, they release NOFAs indicating how much funding is available and what the application deadlines and parameters are. These competitively awarded funds can serve an important role in a development
project's funding.

C. **Increase funding for acquisition, rehabilitation, and development of affordable housing.** There are various ways to increase the funding stream for the housing development loan program, including tax increases, revenue bonds, tax increment, fees-in-lieu of development through the Community Benefit policy, and more. The City will conduct research to determine a strategy to increase funding.

d. **Provide $6 million in grant funding to develop interim or permanent supportive housing projects to expand housing solutions for persons experiencing or at risk of homelessness.** In fall 2022, the City released $6 million dollars for the creation of deeply affordable housing aimed at stabilizing low-income households at risk of homelessness and transitioning households out of homelessness. While the awards have been made, the projects are not yet completed. Helping facilitate these projects will add much-needed deeply affordable, permanent supportive, and transitional housing stock.

e. **As part of $6 million in grant funding awarded in 2022, Switchpoint was awarded funds to develop a deeply affordable housing project for seniors.** During the development of this plan, the City awarded $6 million for the creation of deeply affordable housing. One of the projects that received funding was Switchpoint, which will use the funds to create up to 94 units of deeply affordable housing for seniors and individuals with disabilities.

UPDATE LAND USE, ZONING, AND DEVELOPMENT PROCESSES

g. **Continue to reduce and waive impact fees on eligible projects.** The City reduces or waives impact fees for developments that meet affordability thresholds. This decreases development costs incentivizing the creation of affordable housing.

h. **Adopt and implement the Affordable Housing Incentives Ordinance.** The Affordable Housing Incentive ordinance is in progress. The ordinance allows for increased development capacity in exchange for maintaining a percentage of the housing units as affordable for households earning 80 percent of the area median income (AMI) or less. The ordinance allows for different capacities based on the current zoning on the property. This is a tool to increase both the overall housing stock and the affordable housing stock in the city.

i. **Adopt a Community Benefit Policy to prioritize the preservation or replacement of affordable housing as a condition of approval for changes to zoning and master plans.** Establish a Community Benefit Policy by which new developments preserve, replace, or otherwise mitigate the demolition of existing housing units in return for an increase in development capacity, with a focus on retaining or replacing affordable housing. The Community Benefit Policy will guide developers, residents, staff and decision makers in the development agreement process, setting expectations for benefits to be provided in return for changes to zoning and master plans. In this case, the benefit is the preservation of affordable units that already exist on a property, or the replacement of those units with new units that are similar in size and affordability, and relocation assistance for impacted tenants.

j. **Explore the feasibility of a Transfer of Development Rights (TDR) program to allow property owners to transfer development capacity to other areas of the city in exchange for the preservation of existing affordable housing.** TDR programs are not new concepts and are often used to preserve open lands. TDR programs allow individuals to transfer the development rights (or development capacity) of their property into a "bank", which can be purchased by an interested party and used elsewhere. This allows for the preservation of certain property characteristics while increasing development capacity elsewhere. Creating a TDR program to preserve affordable housing has the potential to keep existing housing affordable long-term while increasing the housing stock elsewhere in the City.

k. **Continue increasing density limits in areas next to near major transit investment corridors, commercial centers, or employment centers and where high density development is compatible with adjacent land uses.** Most of the land in the city is not zoned for residential uses. Of the areas that do, one-third is zoned for single family residential uses. Increasing density near transit corridors, commercial centers, or employment centers can help create a 15-minute city for residents by clustering housing, jobs, transportation, and amenities together. This can help increase the housing stock while reducing household costs associated with transportation.

l. **Increase building height limits in compatible areas of the city.** Increasing building height limits will allow for increased density. In compatible areas of the city, like the central business district, increasing height limits allows for increased development capacity on existing land.

m. **Implement parking reduction ordinance.** In fall 2022, the City Council adopted the Parking Reduction Ordinance, which decreases parking requirements in certain areas of the City. Parking is one of the key drivers in the cost of housing. Eliminating or reducing parking requirements can save cost on construction, which can make rents or sale prices more affordable.

CONVERT EXISTING BUILDINGS TO HOUSING

n. **Adopt an adaptive reuse ordinance to facilitate the conversion of historic buildings into housing.** Zoning and land-use changes can make it easier and more cost-effective to retain existing structures for reuse. An adaptive reuse ordinance complements funding incentives to convert existing structures to affordable housing.

o. **Incentivize the purchase and conversion of hotels, motels, and other buildings to deed-restricted deeply affordable and transitional housing.** Funding acquisition and conversion is often more affordable than building new. Projects that have used this acquisition and conversion strategy have helped populations transition out of homelessness and get back on their feet.

INTEGRATE AFFORDABLE HOUSING AND TRANSIT

p. **Establish at least one housing and transit reinvestment zone (HTRZ) in the city.** Legislation from 2022 created HTRZs as a type of project area to incentivize coupling housing, transit, and commercial uses. The RDA has been approached by parties that are interested in creating HTRZs. Once created, these will facilitate increased development capacity within the HTRZ, making more housing available.

q. **Certify all Station Area Plans (SAPs) within the city, as required by State Code Section 10-9a-403.1.** SAPs are land use plans for the area within a certain radius of a light rail, commuter rail, street car, or Bus Rapid Transit station. The State requires that all stations within a municipality's boundaries have a SAP adopted by December 31, 2025. The Planning Division is working on creating new and certifying existing SAPs in order to meet this requirement. The City is required to adopt SAPs as an element of its moderate income housing plan.

DIVERSIFY HOUSING STOCK

r. **Adopt revised Accessory Dwelling Unit (ADU) ordinance to make the development of ADUs easier and more widespread throughout the City.** In 2018 the City adopted its initial ADU ordinance. An update to that ordinance is in progress and will be before the City Council in 2023. The update will make it easier to build ADUs in more areas of the city than is currently allowed. ADUs add to the housing supply by increasing density while maintaining the scale of the existing neighborhood.

s. **Incentivize deed-restricted affordable ADUs across the city with a focus on areas of high opportunity.** Deed-restricting ensures that an ADU is available for a household who needs affordable housing. Deed-restricting insulates units from the market pressures that lead to higher rents in areas of high opportunity.

t. **Develop a library of pre-approved ADU plans that residents can access.** Other cities have seen success in streamlining the ADU development process, including hosting a library of pre-approved ADU plans. This simplifies and streamlines the process for individuals looking to add an ADU to their property, lowering costs. Lowering barriers to ADU adoption will help diversify the housing stock and can make housing more affordable.

u. **Develop a financing program for low-income homeowner ADU construction.** ADUs can be expensive to build, and they are also difficult to finance. Because of the challenges in financing them, low-income homeowners who could benefit from the rental income of an additional unit are locked out of building ADUs on their property. The Salt Lake City Redevelopment Agency (RDA) is currently researching a model for financing ADUs and will be developing a pilot program in the Nine Line Project Area.

v. **Make it easier to build tiny homes as a form of deeply affordable / transitional housing through zoning, funding, and streamlined plan and design review.** Tiny homes, micro units, and other small-scale housing are more affordable to build than larger scale housing and can be built on smaller lots. They create an individual space with privacy, which may be helpful for individuals who have experienced trauma. Facilitating the uptake of more tiny homes can diversify the city's housing stock and increase affordability.

w. **Facilitate the completion of phase one of The Other Side Village pilot program.** The Other Side Academy has been working with the City to develop a tiny home village that will serve individuals who are exiting homelessness and may have criminal records. The Other Side Village will create a supportive community with housing that is affordable to residents with the greatest housing instability.

x. **Promote the development of affordable family-sized housing units with 3+ bedrooms.** Salt Lake City has a small portion of its housing stock sized for families. Coupled with the cost of living in the city, this lack of family housing means that many families are choosing to live elsewhere. Using RDA funds and other incentives, the City will develop a strategy for promoting family housing.

EXPAND WORKFORCE HOUSING

y. **Expand workforce, artist, and essential worker housing, up to 125% AMI, so that these populations can live in the city in which they serve.** Salt Lake City functions because of the people who work here. Unfortunately, there are few tools currently available for assisting households that earn more than 80% AMI. Exploring ways to ensure that these households - including nurses, firefighters, teachers, and other essential workers - can continue to live here is vital to our well-being.

GOAL 2	
Increase housing stability throughout the city.	
Metrics:	A Track, analyze, and monitor factors that impact housing stability in the city.
	B Assist 10,000 low-income individuals annually through programs funded to increase housing stability by the City.
	C Dedicate targeted funding to: 1. mitigate displacement 2. serve renter households 3. serve family households 4. increase geographic equity.

Action Items:

DECREASE COST OF LIVING

a. **Develop electric car-share and/or e-bike -share pilot program(s) co-located with affordable housing.** Transportation costs are the often the second highest expenses for households. Car-share and bike-share program can help cut down on transportation expenses by providing households with a convenient transportation option that they do not have to own and maintain. Co-locating affordable housing with transit is also critical, but car-sharing helps fill a gap for times when bulky items are needed or at times when transit service is unavailable.

EXPAND ACCESS TO RESOURCES

b. **Host regular tenant education events.** Helping tenants understand their rights and responsibilities and introducing them to resources can help prevent evictions. Data suggests that in Utah, even having legal counsel present during an eviction hearing has limited success given the existing legal framework, which favors property owners. Helping tenants before they reach the point of needing legal council is important for tenants.

c. **Develop a tenant advocate pilot program to help tenants understand their legal obligations and rights, inspect units, and connect them with other resources.** Tenants have few rights under Utah law, so it is important to help tenants understand their roles and responsibilities, as well as know what they can do to protect themselves. Existing mediation programs exist to help settle disputes, and these programs are helpful. The tenant advocate program would seek to exist upstream of the mediation process to help tenants read and understand their lease, know how to communicate with their landlord, understand what and how to document, and be a general point of contact for tenants.

d. **Improve and expand tenant resources, access to legal services, and landlord training to better meet the level of need and protect tenant rights.** Help tenants remain in their housing whenever possible by educating them and their landlords about their rights and about the resources available to help them, including rent assistance, mediation, and legal services, while expanding investment in those resources and innovating in how they are delivered.

FUND COMMUNITY PARTNERS

e. **Support community and grassroots organizations that provide displacement assistance, tenant organizing, tenant mutual aid, legal services, and other resources/efforts that help tenants.** There are a number of grassroots, volunteer organizations that serve tenants and may have relationships with tenants that larger, better-funded organizations may not. These organizations serve important functions in the community by advocating for tenants, helping keep tenants housed, and responding to tenant needs during emergency situations. Supporting these organizations through small grant opportunities can help build their capacity, extend their reach, and further stabilize the community.

f. **Continue supporting and expand funding for homeless street outreach programs that connect individuals experiencing homelessness with critical resources and housing.** Street outreach programs help connect residents who are experiencing homelessness with resources to help them find treatment and housing. The City has funded these programs through our partners and will continue to do so. As the City makes progress toward its goals of increasing the availability of new housing, especially deeply affordable housing, increased street outreach will be needed to help ensure that residents in need of housing can find it.

COUNTER DIRECT DISPLACEMENT

g. **Develop a Relocation Assistance Fund for Tenants to help those impacted by new development find and afford living situations that meet their needs.** While units lost to demolition are a small part of the displacement challenge (affecting less than one percent of the city's housing stock between January 2020 and December 2022), the impact on tenants who were living in those units can be profound. Helping tenants who are directly impacted by new development find new living arrangements they can afford and offsetting the cost of relocation can mitigate the impacts that displacement has on households.

h. **Adopt a Displaced Tenants Preference Policy so that lower income tenants displaced due to new development or rising rents are given priority for moving into deed-restricted units created on the site or within the area from which they were displaced.** To help ensure that local residents impacted by rising rents and displacement are given a priority for affordable units, some communities have adopted a preference policy that gives qualified applicants "extra points" in their

application. This proposed policy would establish a preference for tenants displaced from unsubsidized housing due to demolition, rehabilitation, or rising rents so that they have the opportunity to return to the site or area from which they were displaced when deed-restricted units become available.

IMPROVE INTERNAL PROCESSES

i. **Define indicators to track displacement and develop systems to track progress to better know where and how the City's anti-displacement policies and actions are working.** Success of this Plan relies on having reliable, shared, and easily accessible data to track progress, inform policy development, and make it possible to course-correct as needed as conditions change. This action is focused on establishing key metrics to track conditions over time and ensuring that investment is made in developing the necessary data systems.

j. **Form a City Implementation Team to oversee and coordinate implementation of the actions in this plan and the priority actions in the Thriving in Place strategy, monitor progress, engage partners, and identify needed updates and next steps.** Achieving the goals of Housing SLC will be a significant undertaking, requiring ongoing coordination, engagement, resources, decision making, and problem solving. It is critical that everyone knows who "owns" implementation of the strategy and its various components, and that those charged with its ownership are empowered to convene, facilitate, delegate, and act.

WORK WITH COMMUNITY AND REGIONAL PARTNERS

k. **Convene a Regional Anti-Displacement Coalition to provide an ongoing platform for cross agency and cross-sector discussion and collaboration on priority actions, tracking of progress, collective problem solving, and responding to emerging issues and challenges.** Effective action to address displacement and stabilize neighborhoods takes time, coordination, and persistence. The City is one part of a regional ecosystem that needs to work closely together to achieve goals related to housing affordability and neighborhood stabilization. This ecosystem also includes other governmental agencies in the region, nonprofits, community organizations, research centers, private sector developers, financers, and others. The agencies and individuals working on displacement issues need to meet regularly in order to share information, coordinate action, problem-solve, and build trust. Housing affordability is also a regional challenge, and the need for an ongoing means of engaging with regional partners to identify shared priorities for action is crucial.

INCREASE PHYSICAL ACCESSIBILITY AND VISITABILITY

l. **Convene a physical accessibility working group of internal and external stakeholders.** Physical accessibility is a barrier to individuals with a disability and to individuals who are aging. Ensuring that Salt Lake City is a welcoming place to live and visit for people of all ages

and abilities is essential to creating an equitable city. Developing commonsense and creative solutions to increasing the number of physical accessible units will be a key first step in creating an accessible city.

m. **Create a public-facing rental database that includes information on accessibility, rent amounts, unit conditions, etc.** Currently there is no database available for renters to find rental units that meet all their needs. This data exists across platforms or may not exist online at all. This database would not only inventory the existing housing stock, but it would allow residents to know if units are physically accessible and whether or not utilities are included in the listed rent price, among other things.

n. **Continue to use federal funding for home repair and modification programs that increase accessibility and allow individuals to age in place.** Each year the City opens up Federal funding for applications and awards funding based on competitive applications. Some of this funding typically supports organizations that help households make accessibility-related updates and other needed repairs. Continuing these partnerships creates a more accessible city, helps households age in place, and alleviates the financial burdens that many households face.

GOAL 3	
Increase opportunities for homeownership and other wealth and equity building opportunities for low to moderate income households.	
Metrics:	A Provide affordable homeownership and wealth and equity building opportunities to a minimum of 1,000 low-income households.

Action Items:

ACQUIRE PROPERTY FOR LONG-TERM AFFORDABILITY

a. **Work with community development partners to acquire priority properties for permanently affordable housing.** Several community development partners in Utah acquire properties to maintain housing affordability. Partnering with these organizations to acquire properties in Salt Lake City can help the City have a larger impact than working alone. Developing working partnerships to explore community ownership models can serve residents in the City and beyond long term.

b. **Establish a Community/Tenant Opportunity to Purchase program at the City level, which could include technical assistance, funding opportunities, and other services and resources that would give**

existing tenants, the community, or the City/RDA the opportunity to purchase before the property goes to market. Community and tenant opportunity to purchase policies allow tenants of an existing building, or residents in the community more broadly, the opportunity to purchase that building before it goes to market. Just having a policy on the books, however, does not overcome the barriers to purchasing an apartment building. Contributing technical assistance, organizing capacity, and funding opportunities is also critical. This is one way to help tenants become owners.

c. **Explore the feasibility of issuing home equity conversion mortgages to existing homeowners in return for for a deed restriction, possibly through the City's Homebuyer Program.** Home Equity Conversion Mortgages are a tool that enables borrowers to withdraw some of the equity in their home. Using this tool to purchase deed-restrictions on existing housing stock helps grow the stock of affordable housing while allowing existing residents to remain in their homes.

INCREASE HOMEOWNERSHIP AND EQUITY-SHARING

d. **Provide funding for programs and/or initiatives that build wealth and/or provide equity sharing opportunities for residents.** Developing equity sharing opportunities in rental housing is one way to build wealth and maintain housing affordability while increasing housing stability. The City will provide funding to ensure that programs with this end in mind succeed.

e. **Support projects that allow tenants to build wealth and/or gain equity in their building based on tenure.** Homeownership is the primary mode of gaining household wealth in the United States, but homeownership is out of reach for the majority of residents in Salt Lake City, especially if they currently rent. Other ways of increasing household wealth, such as limited-equity cooperatives, provide opportunities for ownership and/or wealth creation for households who are otherwise priced out while incentivizing housing and neighborhood stability and keeping rents affordable.

f. **Continue to manage and expand City's Community Land Trust (CLT) program.** Maintaining affordability long term is critical to creating an affordable city. While deed-restrictions are useful, they often expire and the housing converts to market rates. Community ownership ensures that the cost of housing is always affordable. Additionally, CLTs typically have affordable for-sale housing, which allows households to increase stability and create wealth. Various models for community land trusts exist and can be learned from.

Appendix B:

Housing Needs Analysis

Appendix 2
Housing Needs Analysis

2022

Salt Lake City Housing Needs Analysis

Salt Lake City Housing Stability Division

January 6, 2023

HOUSING STABILITY DIVISION

Content

Housing Needs Analysis 1

Analysis in Brief

- Salt Lake City is short over 5,500 units for renter households earning less than 30% AMI but has a surplus of units affordable to those earning between 30% and 80% AMI.

- Salt Lake City is projected to gain over 6,000 residents in the next five years. With an average household size just over two individuals, roughly 3,000 new units will be needed to accommodate this growth.

- Salt Lake City has more nonfamily households than family households – 57% in 2021. Salt lake City's growth has primarily come from adult in-migration, rather than natural growth (births).

- Salt Lake City is a Millennial destination and has the lowest median age among peer cities in the region (33 years old). Nearly one-third (31%) of Salt Lake City's population is post-college aged Millennials (ages 25-39)—higher than all regional peer cities but Denver.

- Salt Lake City's decennial growth rate of 7% is lower than the State (18%) and County (15%) rates; however, the growth rate is accelerating while the State's growth rate is decelerating, and the County's has stagnated. As other areas around the Wasatch Front are built-out there will be pressure for urban infill in the metropolitan center.

- Salt Lake City has a very high proportion of in-commuters: 83% of Salt Lake City jobs are held by in-commuters, the highest of among peer cities in the region. The proportion of jobs held by in-commuters has increased over the last two decades. The City's in-commuting population will continue to grow if job growth exceeds housing development and affordability

- Single family detached houses make up nearly half of all housing units in Salt Lake City. Mid- and high-rise apartments make up another 30% of units. Other housing types, often called the "missing middle," make up roughly a quarter of the total housing stock.

- 60% of Salt Lake City housing units are over 50 years old. An aging housing stock will require investment to ensure that units remain in a state of good repair.

- As housing costs increase, more households are priced out of homes on the market. With median home sale prices at $490,000 (2021), 72.6% percent of all Salt Lake City households and 86.4% of renter households are unable to afford the median priced home.

Demographics 2

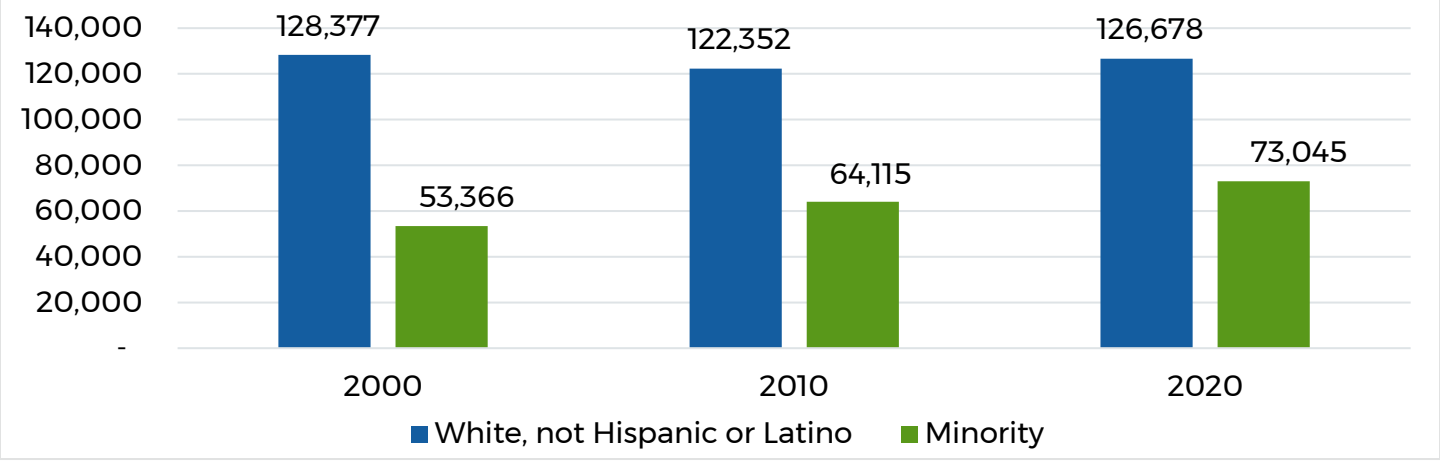
Population

In 2020, Salt Lake City's population was 199,723 – up from 186,440 in 2010 and 181,743 in 2000. The population growth rate increased between 2010 and 2020 relative to the previous decade. However, the growth rate among minority groups slowed between 2010 and 2020 (Figure 1).

While Salt Lake City's growth rate is lower than that of the County and State, it increased over the previous decade (3% to 7%) whereas the County's remained stable at 15% and the State-wide growth rate decreased from 24% to 18% (Figure 2).

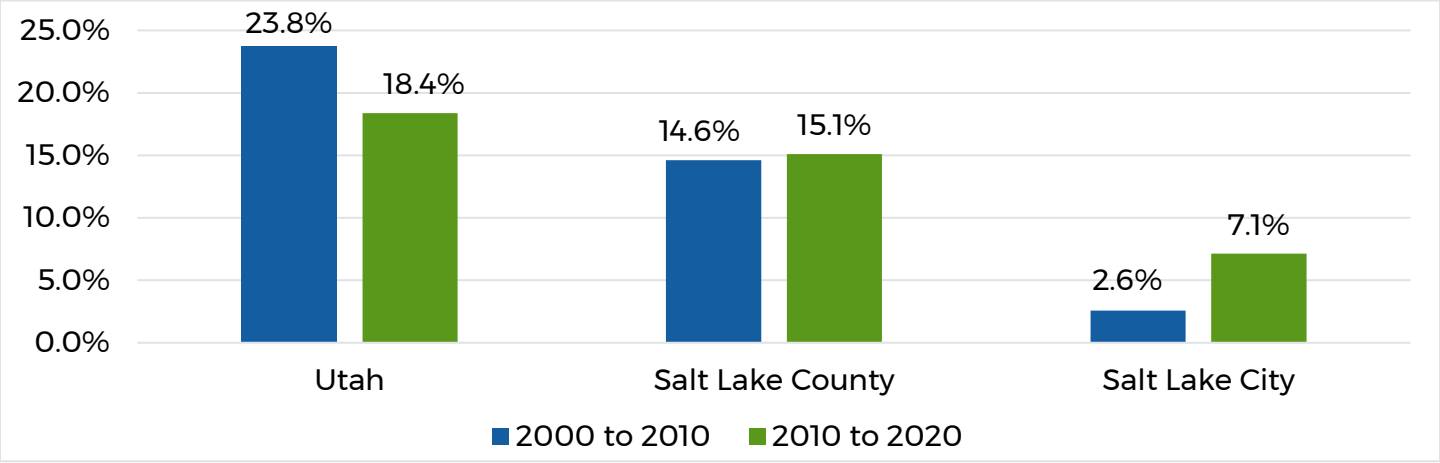
The areas in the City with the highest growth include the Hardware District, Downtown, Ballpark, and the Sugar House Business District (Figure 3). The Westside and Liberty Wells areas have become less racially and ethnically diverse while the remainder of the City has seen diversity increase (Figure 4).

Figure 1: Majority and Minority Population Growth, Salt Lake City, UT, 2000-2020



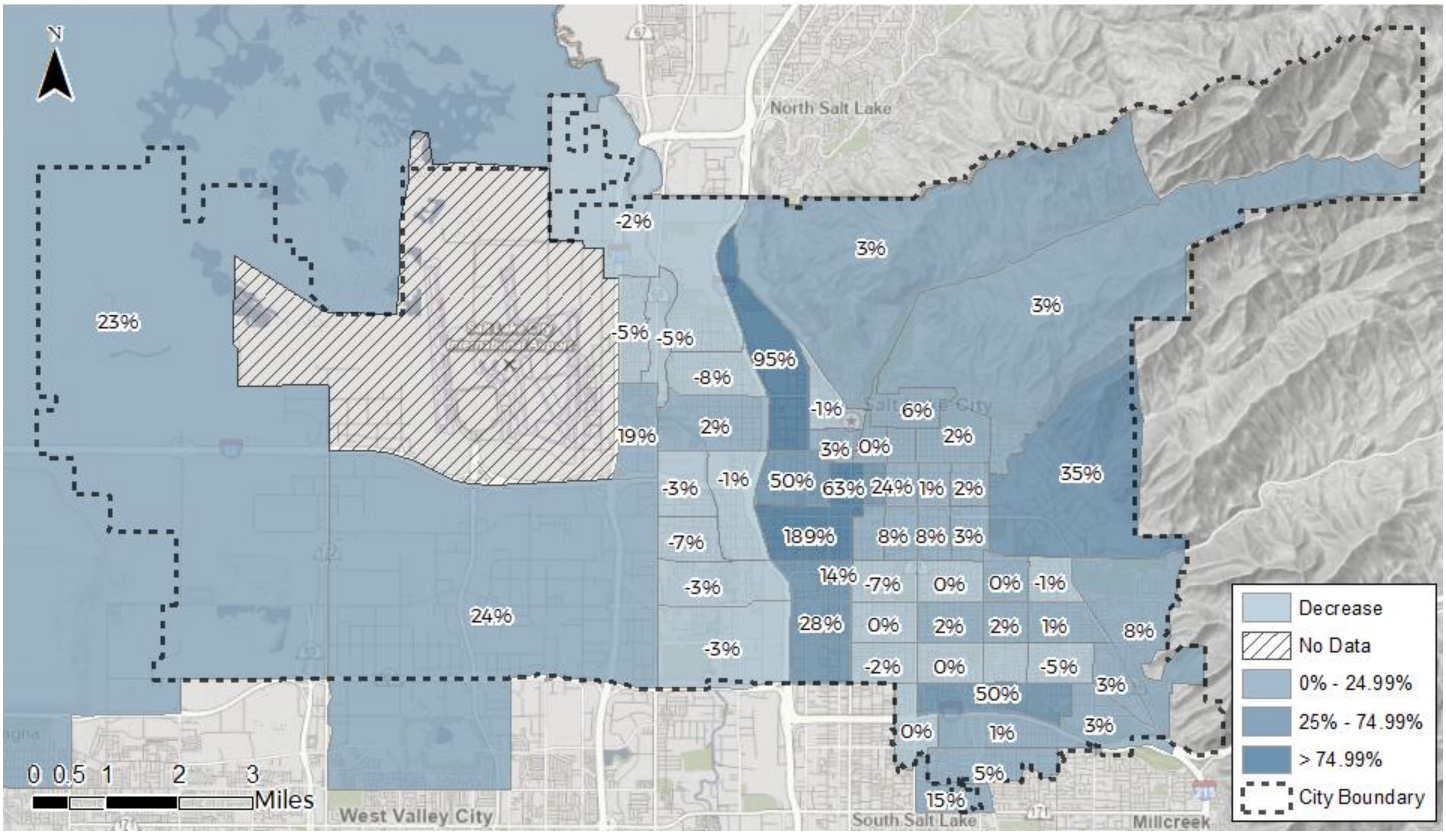
Source: United States Census Bureau (USCB) 2000, 2010, & 2020 Decennial Census

Figure 2: Population Growth Rate, Utah, Salt Lake County, UT, Salt Lake City, UT, 2000-2020



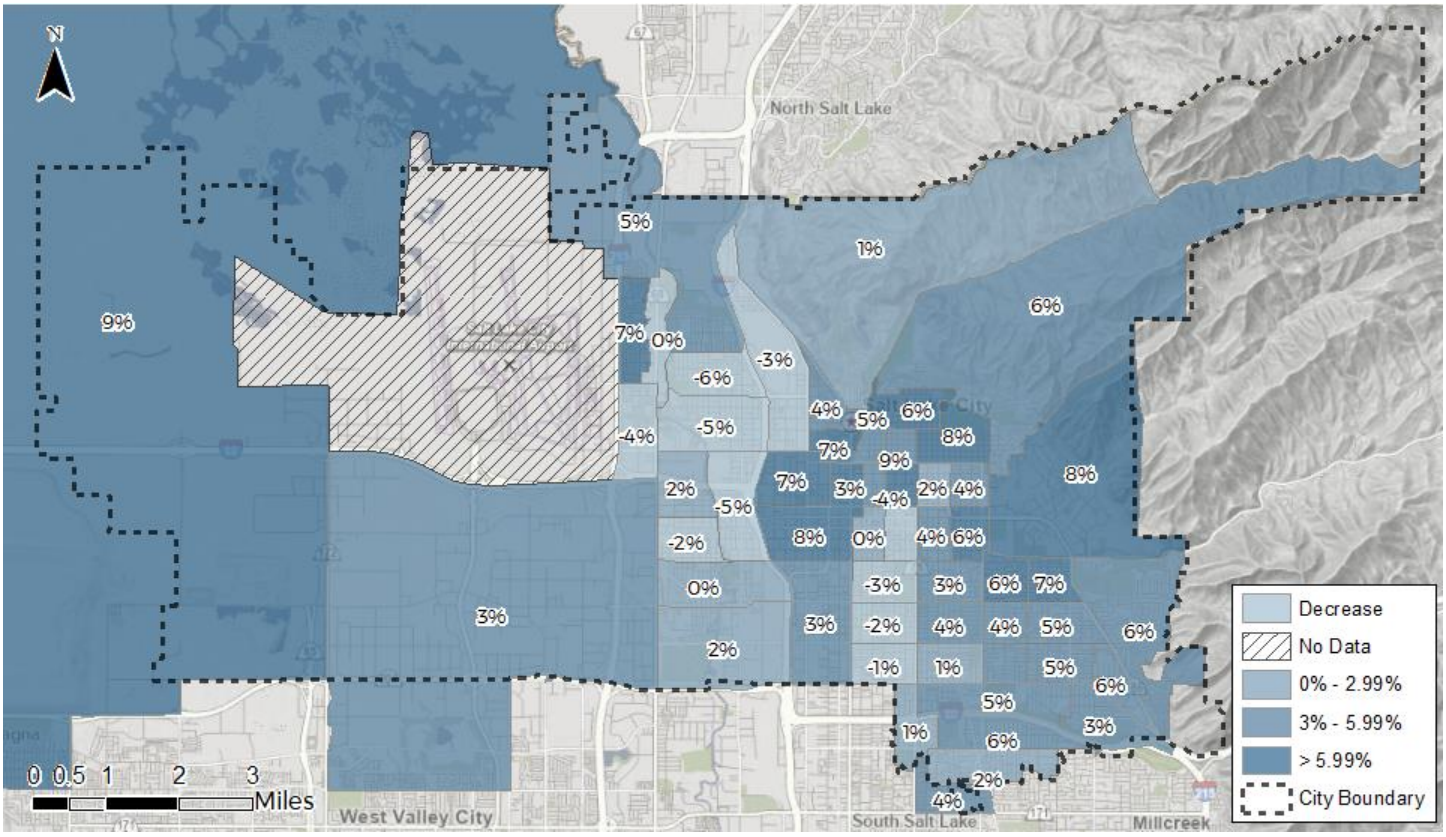
Source: USCB 2000, 2010, & 2020 Decennial Census

Figure 3: Population Growth by Census Tract 2012-2016 to 2017-2021 5-year Estimates



Source: USCB 2010 & 2020 Decennial Census

Figure 4: Change in Percent Minority by Census Tract, 2010-2020



Source: USCB 2010 & 2020 Decennial Census

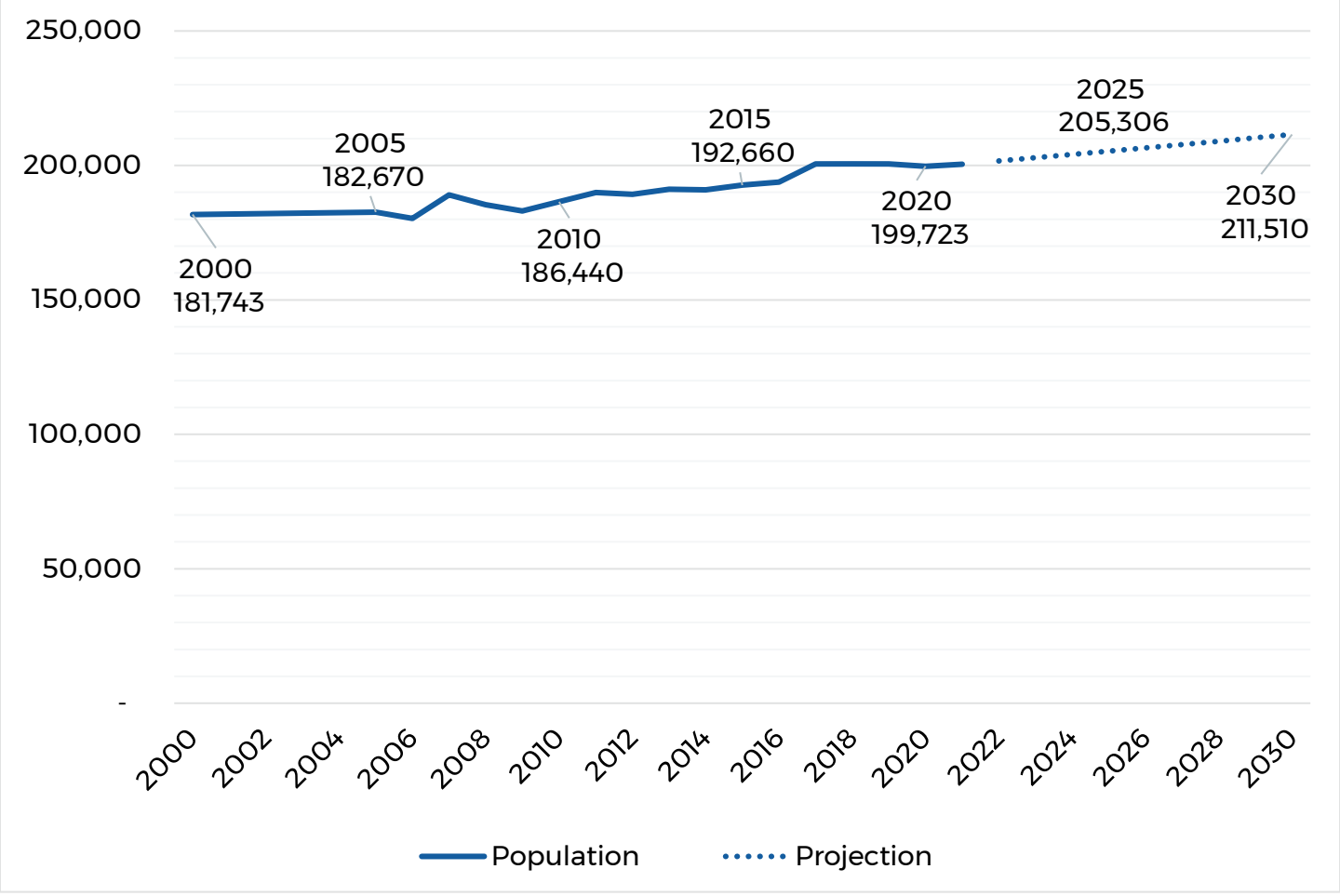
Population Projection

Salt Lake City's average annual population growth rate since 2005, when the American Community Survey first provided reliable intercensal annual estimates, is 0.60%. Using this average to project future growth, we can expect Salt Lake City will gain over 6,000 residents by 2027. With an average household size just over two individuals, 3,000 new housing units will be needed to accommodate these new residents.

This projection does not factor in external pressure from surrounding areas that are experiencing greater growth. The average annual growth rate for Salt Lake County and Utah are 1.62% and 2.15% respectively. As surrounding municipalities along the Wasatch Front are built out, pressure to densify urban areas may lead to greater growth in Salt Lake City.

Other factors not included in the projection include policies that encourage or discourage growth, push and pull factors that influence potential migrants' perception of Salt Lake City's quality of life such as economic outlook and environmental conditions, and broader societal trends including a shift towards remote work and a renewed interest in urban living. Population growth is complex and will be influenced by the policies that the City adopts as well as unanticipated external factors beyond our ability to predict.

Figure 5: Population and Projected Population, Salt Lake City, UT, 2000-2030



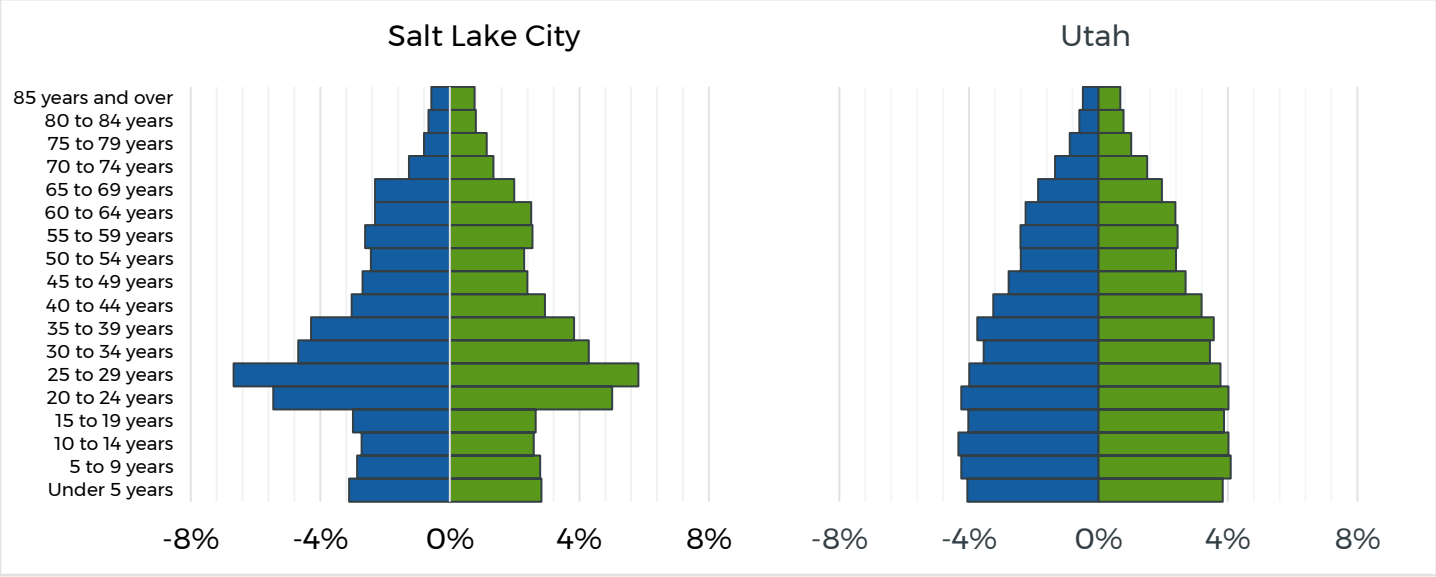
Source: USCB 2000 Decennial Census, American Community Survey (ACS) 1-year estimates, Analysis by author

Age

Unlike the State of Utah, which has one of the highest birth rates in the nation, Salt Lake City is experiencing little natural growth. A large cohort ages 20 to 39 years reflects the City's character as a hub for students and young professionals (Figure 6). The Westside and the University of Utah and its surrounding neighborhoods are generally younger than the remainder of the City (Figure 9).

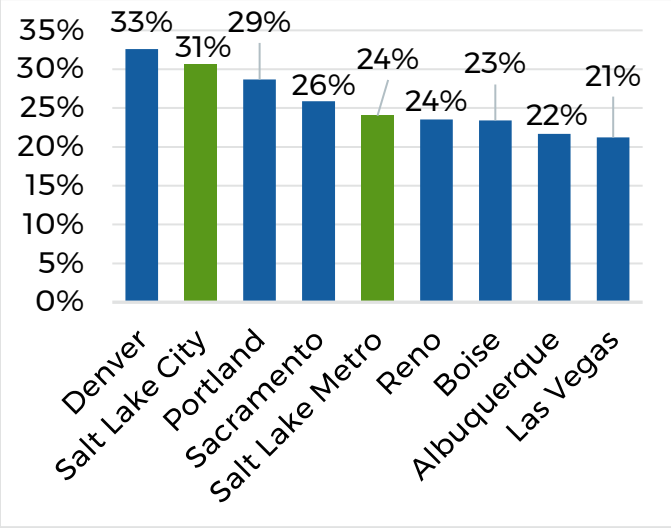
Salt Lake City has a higher proportion of Millennials than the larger metro area, even when excluding college students. 31% of Salt Lake City's population is post-college aged Millennials (ages 25-39)—higher than most regional peer cities but lower than Denver (33%) (Figure 7). The City also has a lower median age than peer cities in the region (Figure 8). Median age has increased over the last two decades from 30 in 2000 to 31 in 2010, and 33 in 2021.

Figure 6: Population by Age Cohort, Salt Lake City, UT, Utah, 2020



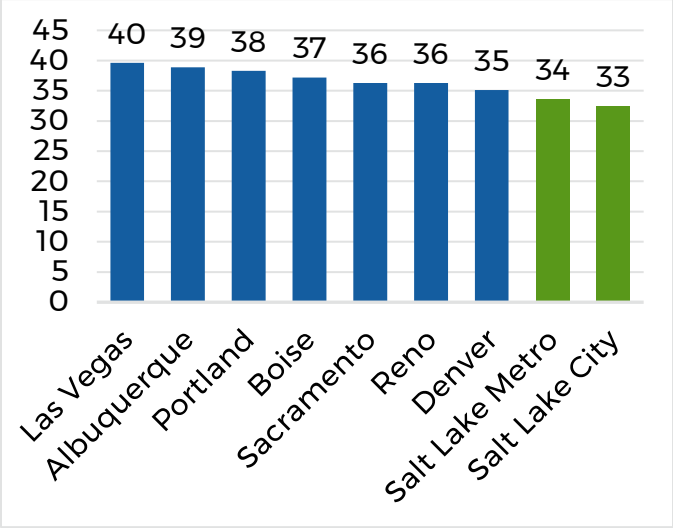
Source: USCB 2020 Decennial Census

Figure 7: % Millennial, 2021



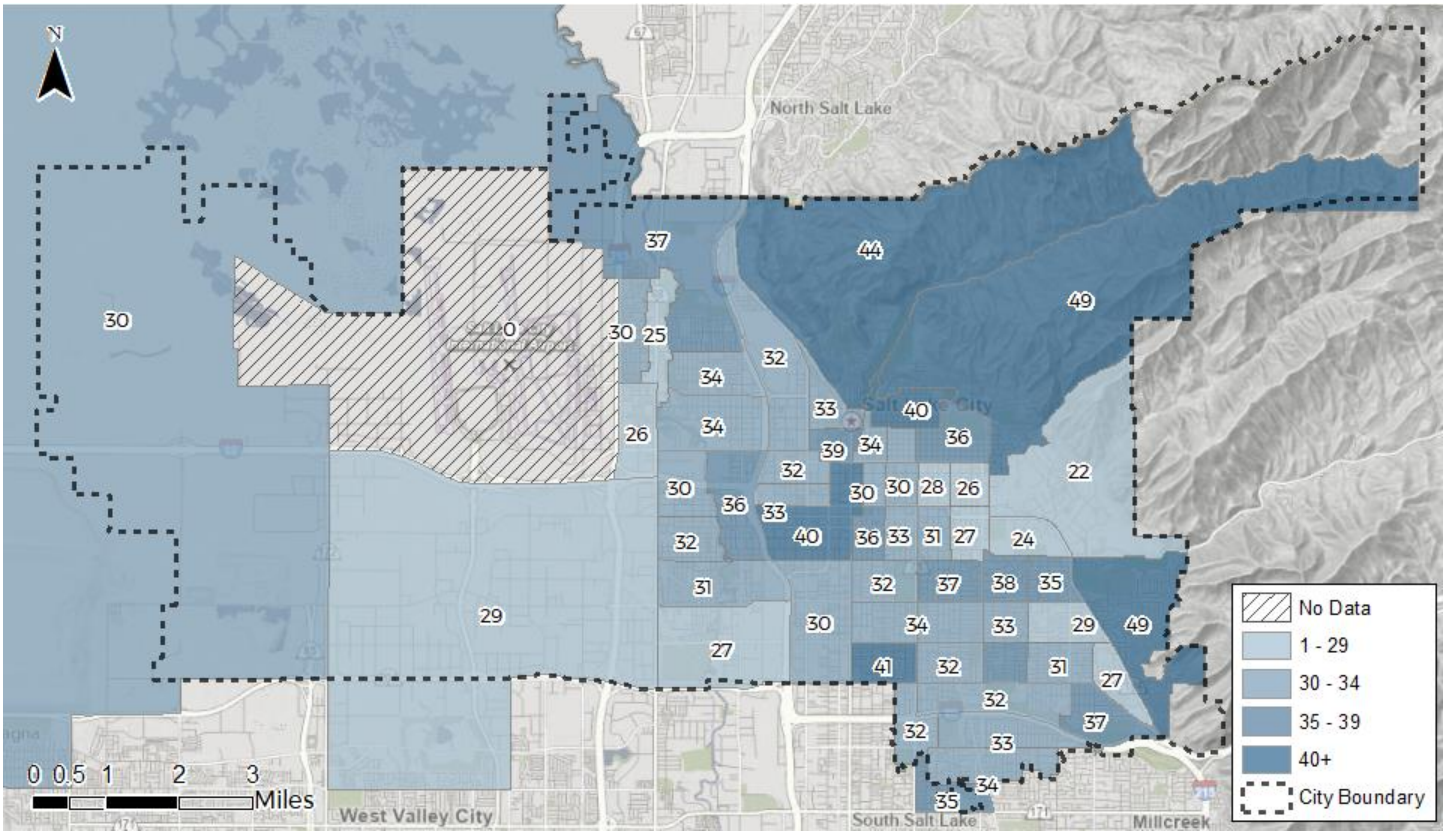
Source: USCB 2021 ACS 1-year estimate

Figure 8: Median Age, 2021



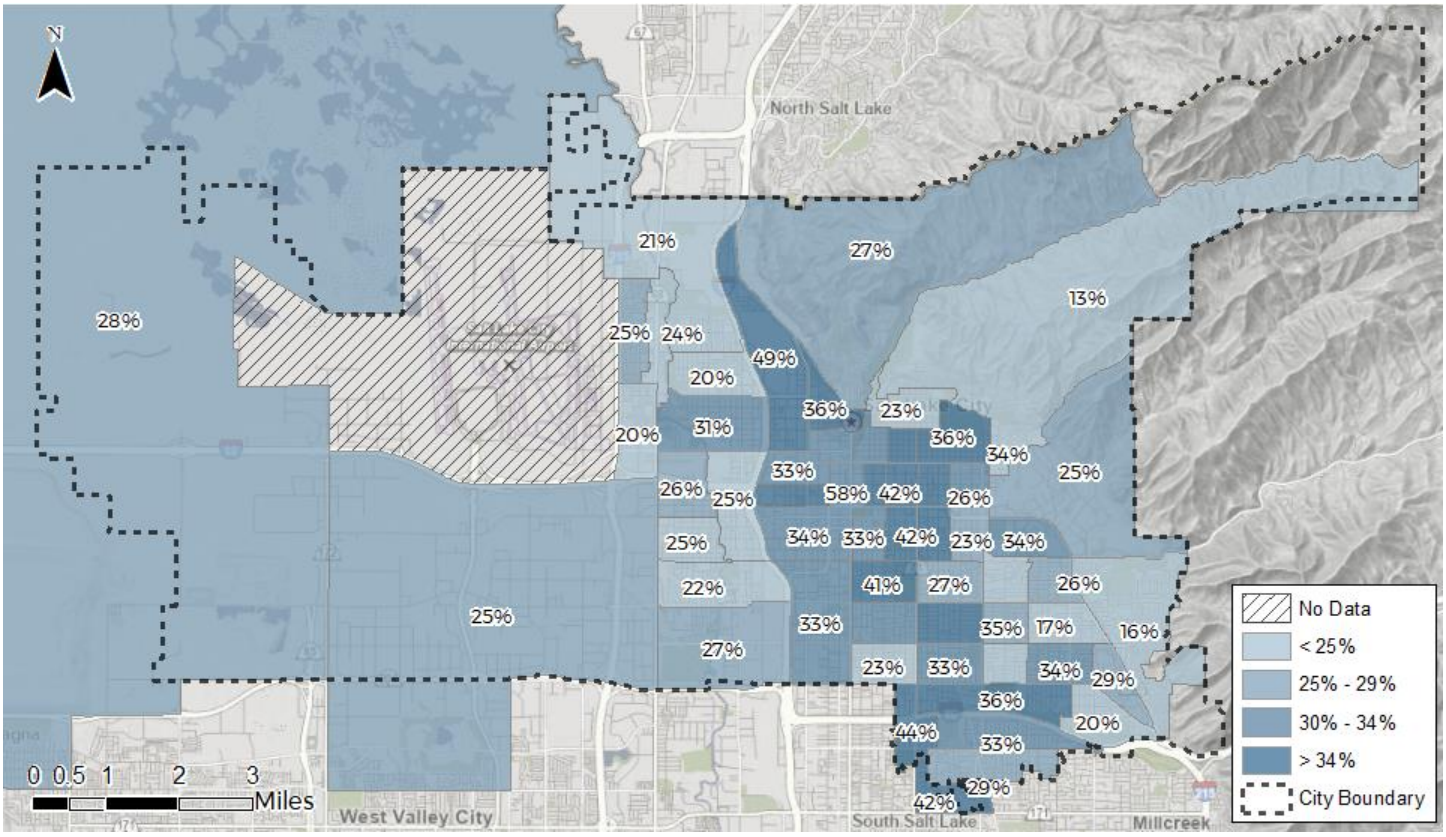
Source: USCB 2021 ACS 1-year estimate

Figure 9: Median Age by Census Tract, Salt Lake City, UT, 2017-2021



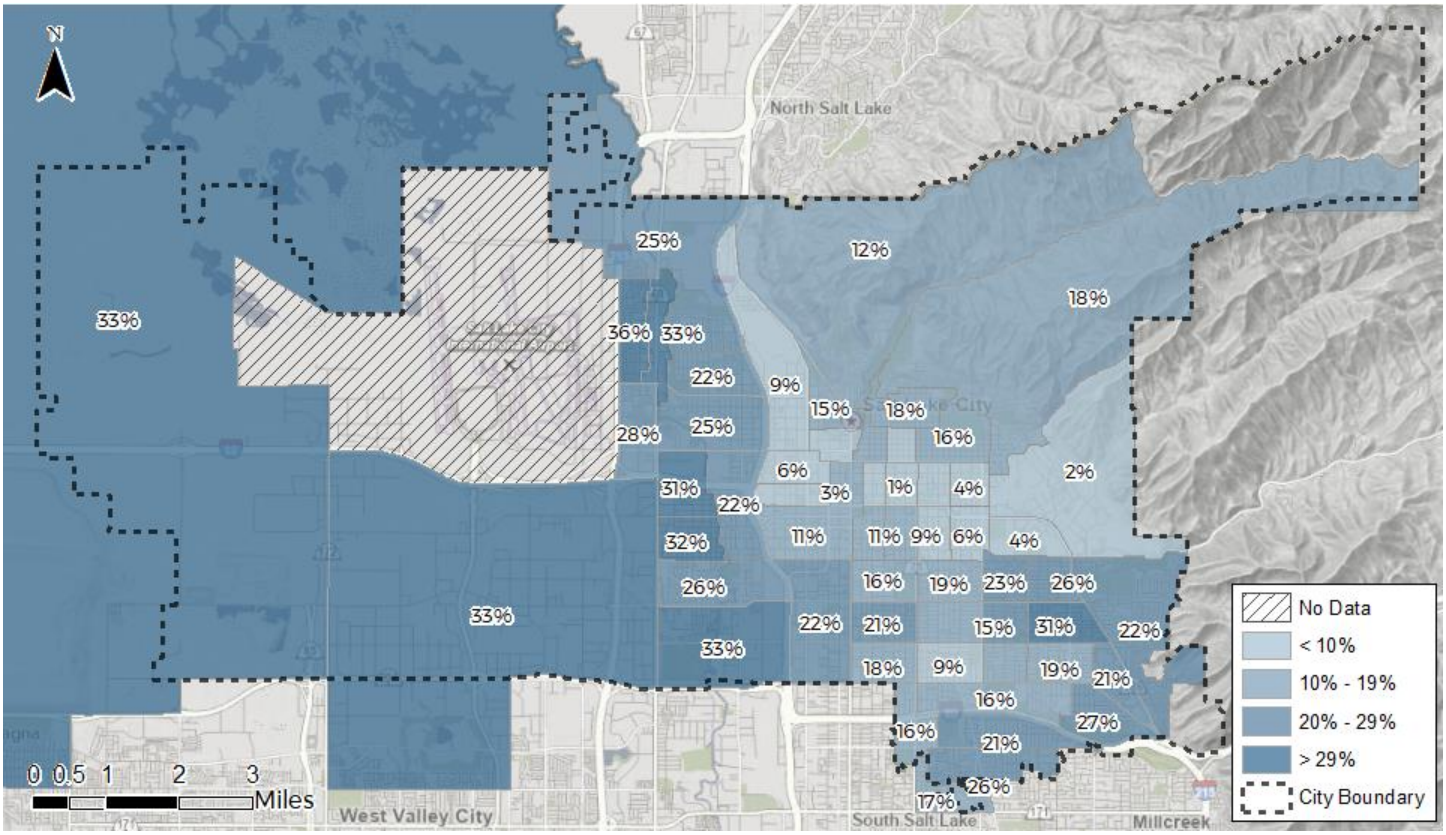
Source: USCB 2017-2021 ACS 5-year estimates

Figure 10: Percent Millennial (25-39 years old) by Census Tract, Salt Lake City, UT, 2017-2021



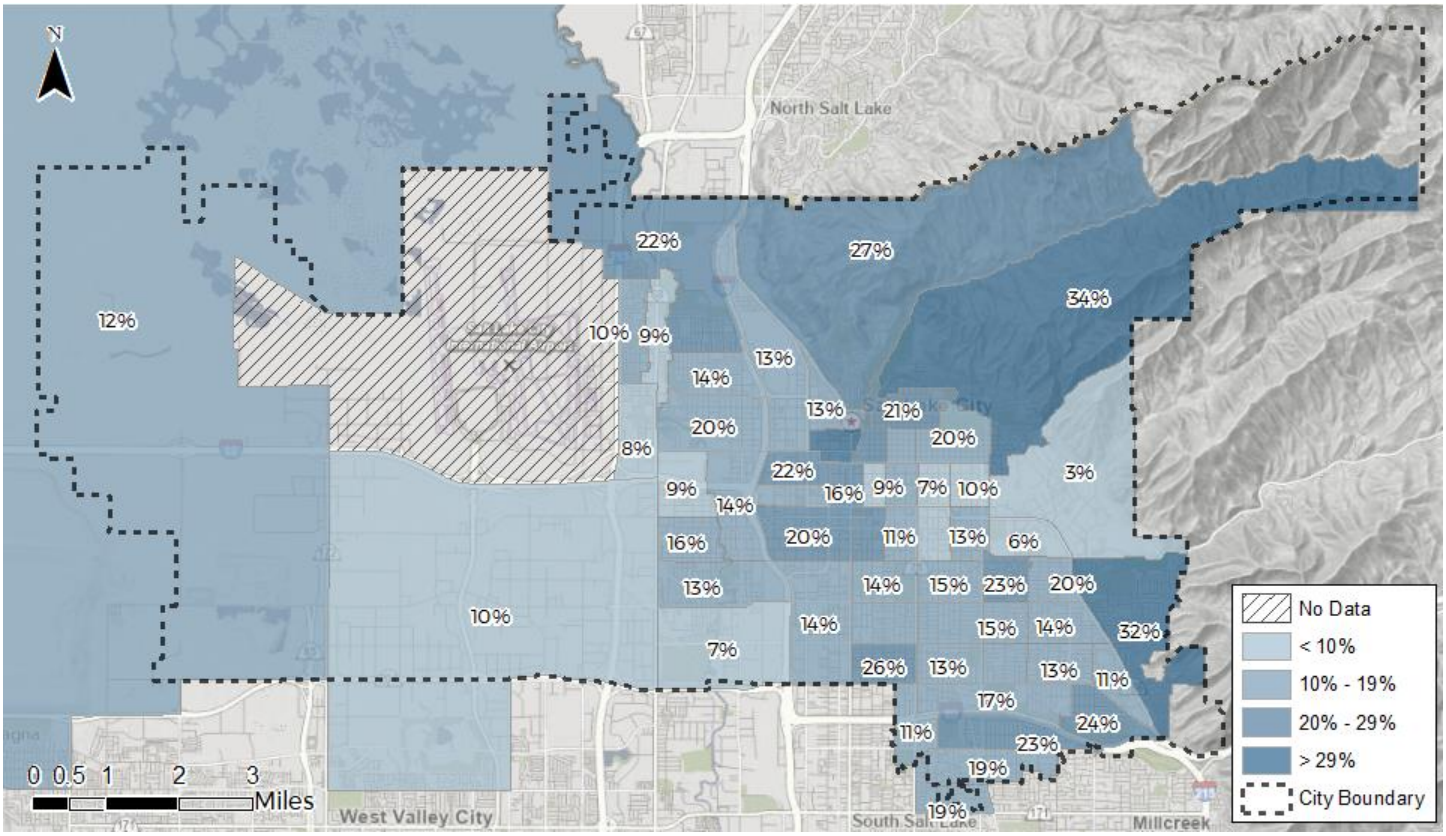
Source: USCB 2017-2021 ACS 5-year estimates

Figure 11: Percent Under 18 Years Old, Salt Lake City, UT, 2017-2021



Source: USCB 2017-2021 ACS 5-year estimates

Figure 12: Percent Over 60 Years Old, Salt Lake City, UT, 2017-2021



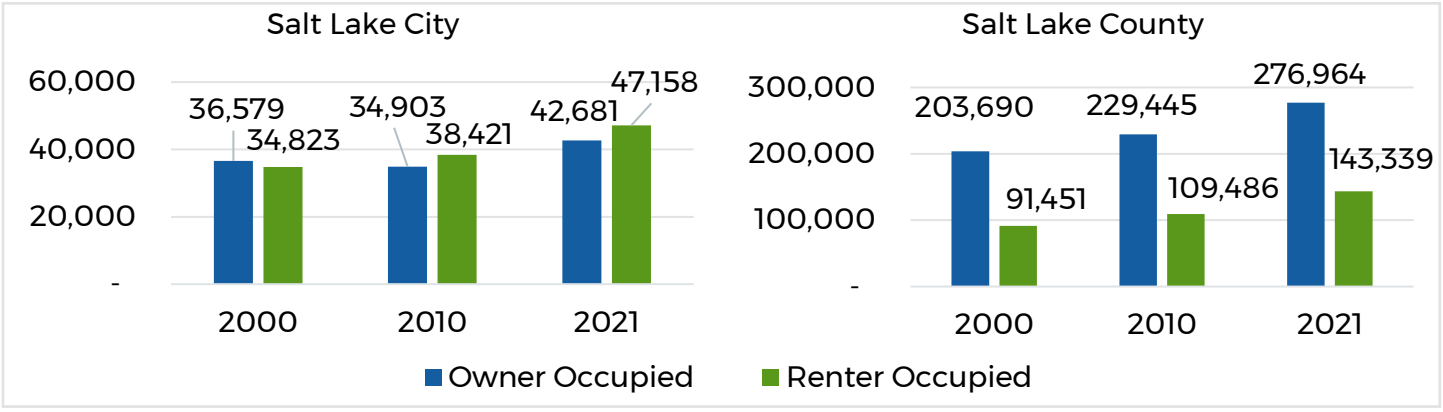
Source: USCB 2017-2021 ACS 5-year estimates

Household Characteristics 3

Tenure

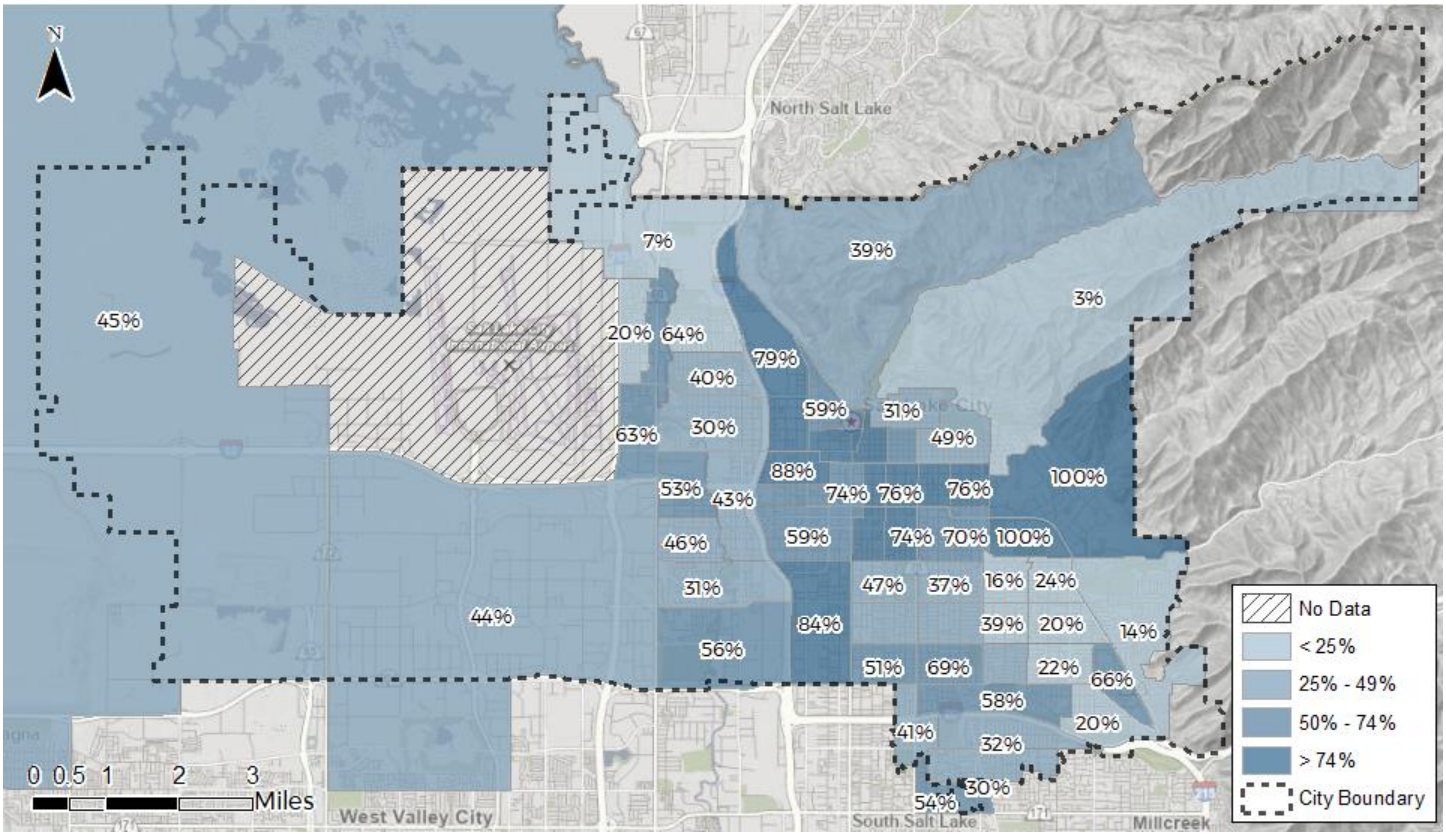
As is typical in large metropolitan areas, households in the suburbs are more likely to own their home than households in the urban core. In 2021, 48% of Salt Lake City households were homeowners compared to 66% for Salt Lake County (Figure 13). The proportion of City households that are homeowners declined between 2000 and 2021, with the number of renter households first exceeding the number of homeowners in 2010 (Figure 13).

Figure 13: Household Tenure, 2000-2021



Source: USCB 2000 Decennial Census, 2010 & 2021 ACS 1-year estimates

Figure 14: Percent Renter Households, Salt Lake City, UT, 2017-2021



Source: USCB 2017-2021 ACS 5-year estimates

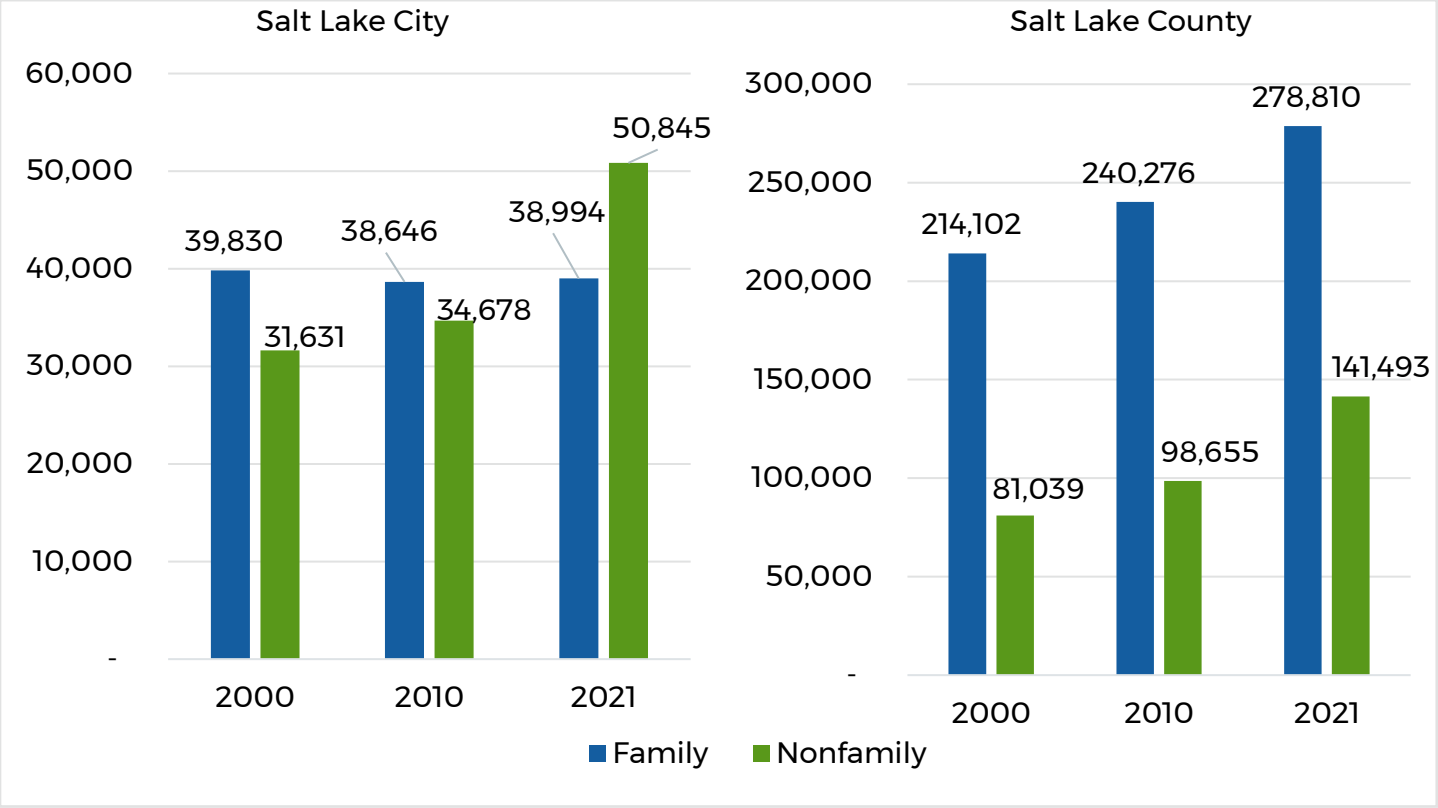
Family Households

As is typical in large metropolitan areas, households in the suburbs are more likely to be families than households in the urban core. In 2021, 43% of Salt Lake City households were families compared to 66% for Salt Lake County (Figure 15). The proportion of City households that are families declined between 2000 and 2021, with the number of nonfamily households first exceeding the number of family households in 2015 (Figure 15).

Across the region, the percent of housing units that are 3 or more bedrooms correlates with the percent of households that are families. Salt Lake City has the smallest percentage of family households among peer cities in the region as well as the smallest percentage of housing units that are 3 or more bedrooms (Figure 16).

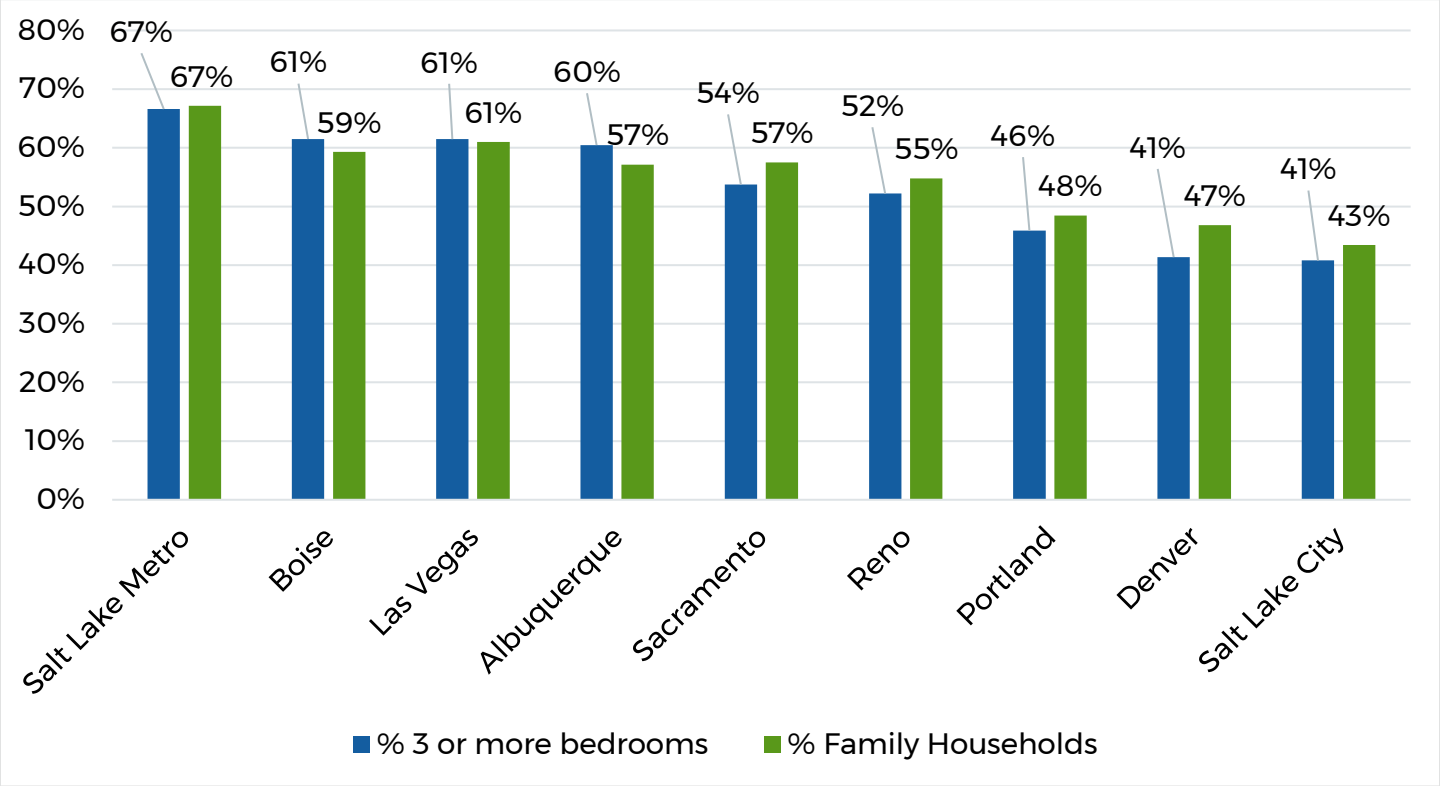
In Salt Lake City, there are over 16,500 more units with three or more bedrooms than there are households with three or more individuals. Less than 3% of Salt Lake City housing units are over-crowded (more than one individual per room) (Figure 17) .

Figure 15: Family and Nonfamily Households, 2000-2021



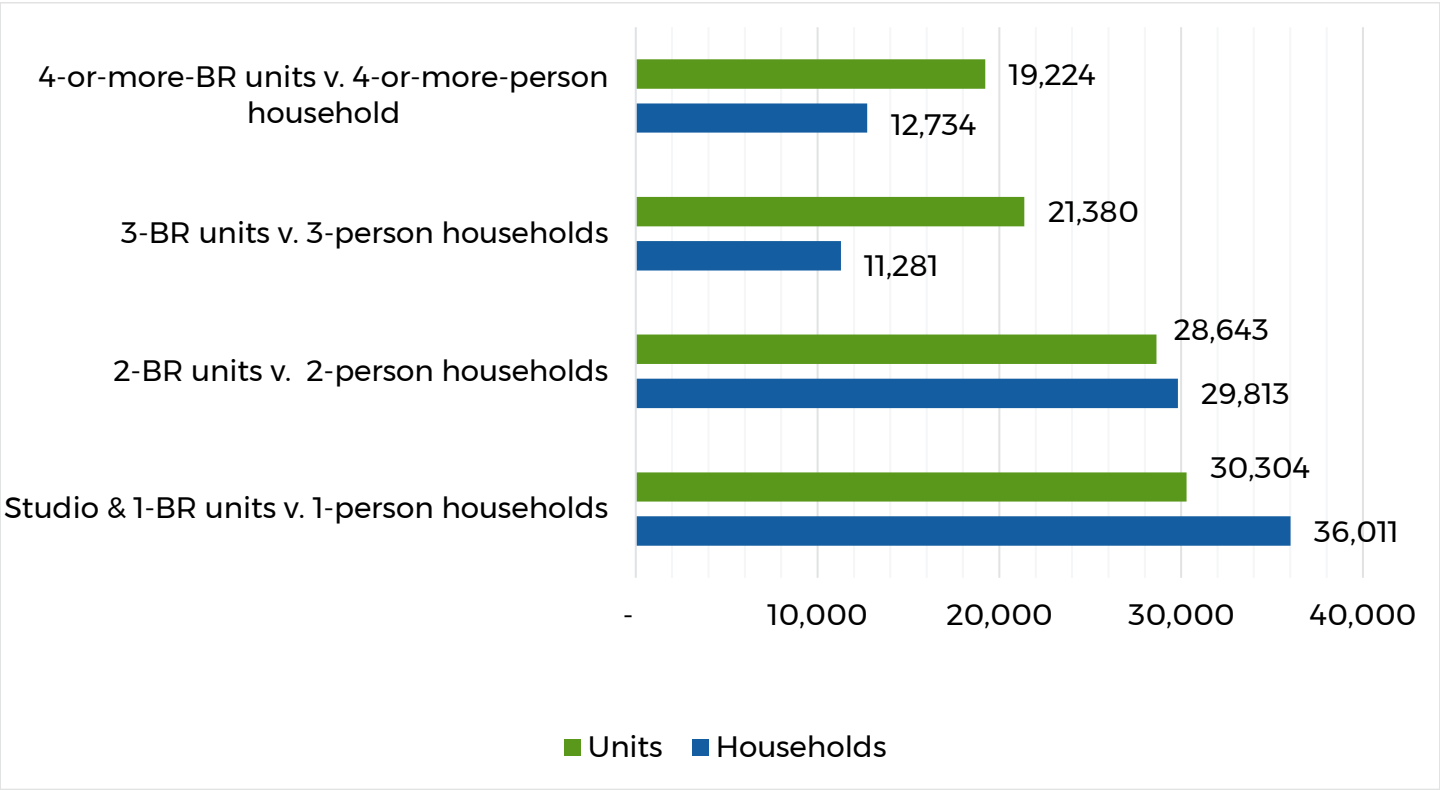
Source: USCB 2000 Decennial Census, 2010 & 2021 ACS 1-year estimate

Figure 16: Unit Size v. Household Size, Salt Lake City, 2021



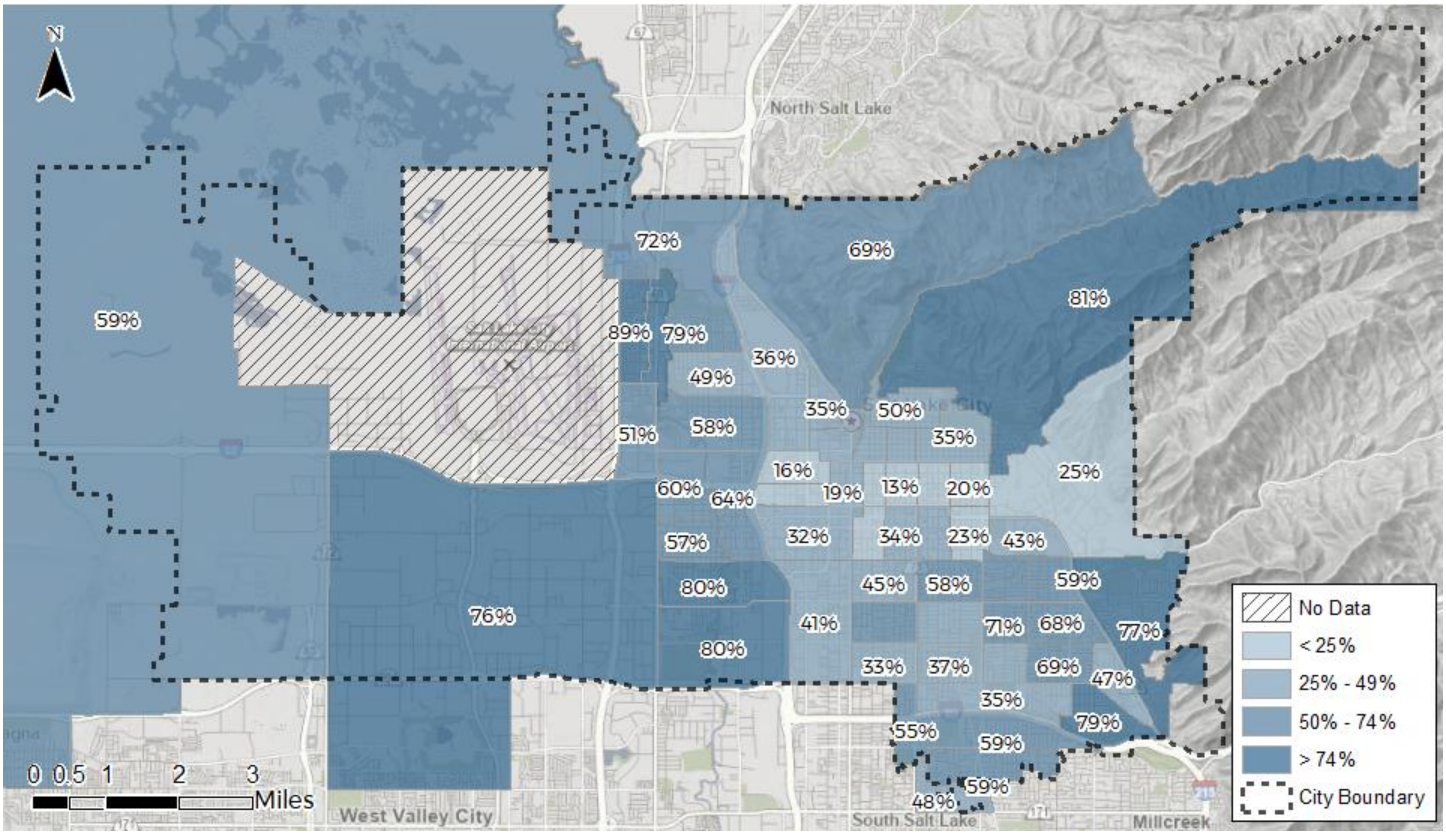
Source: USCB 2021 ACS 1-year estimates

Figure 17: Large Units and Family Households, 2021



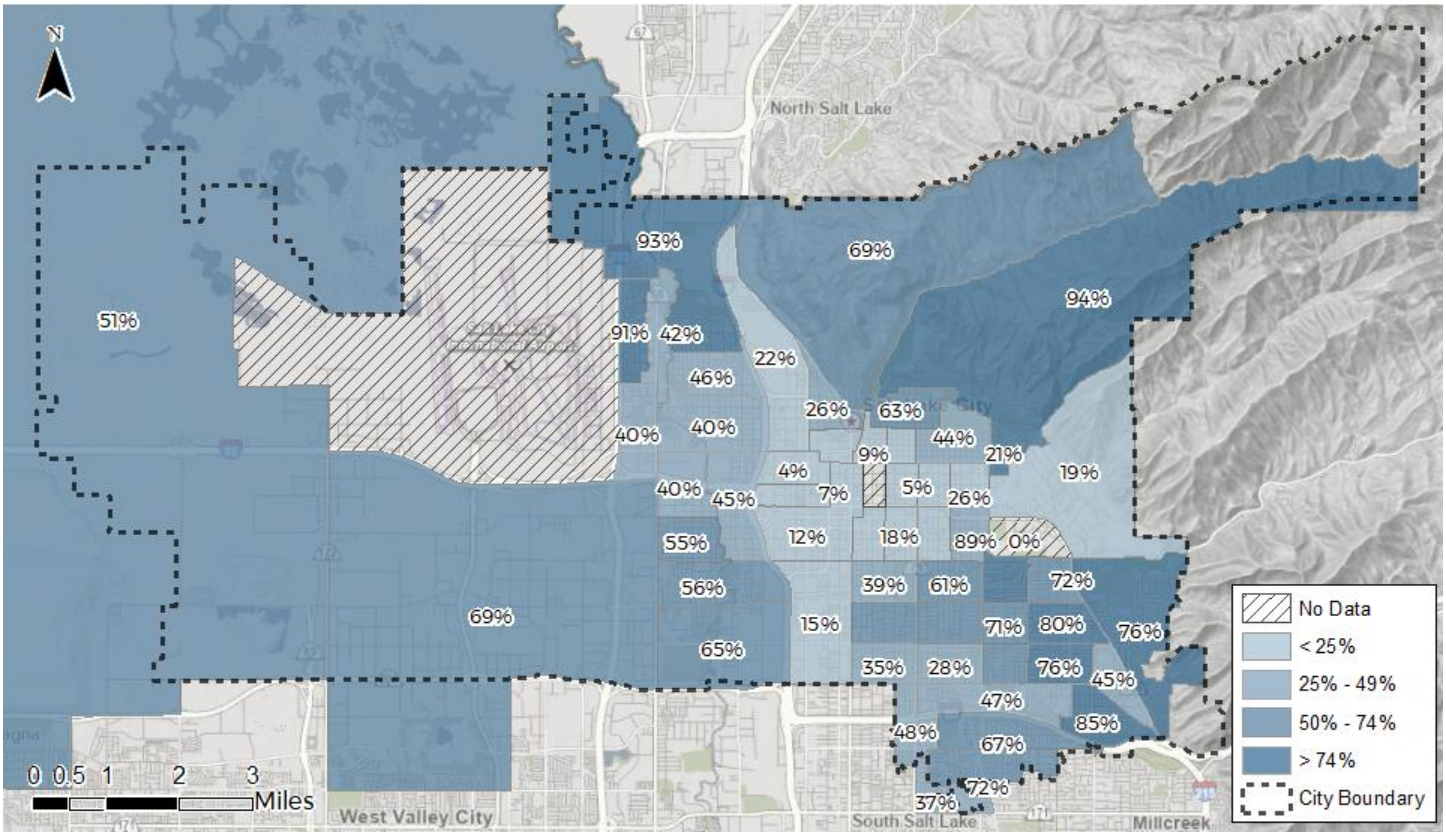
Source: USCB 2021 ACS 1-year estimates

Figure 18: Percent Family Households, Salt Lake City, UT, 2017-2021



Source: USCB 2017-2021 ACS 5-year estimates

Figure 19: Percent of Units with 3 or More Bedrooms, Salt Lake City, UT, 2017-2021



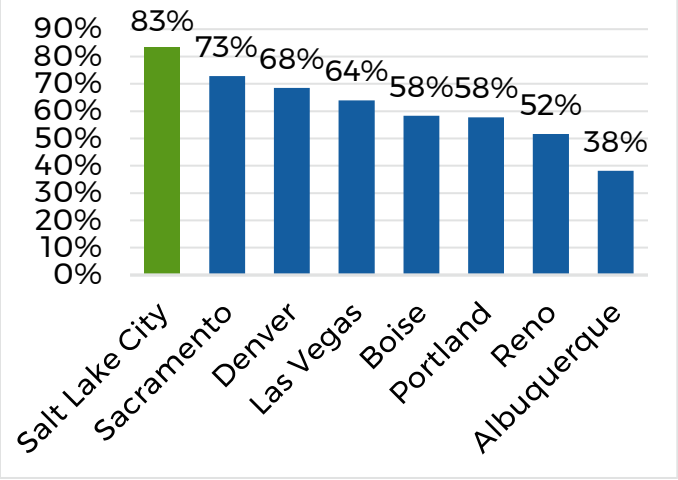
Source: USCB 2017-2021 ACS 5-year estimates

Commuters

Salt Lake City has a very high proportion of in-commuters: 83% of Salt Lake City jobs are held by in-commuters, the highest of among peer cities in the region (Figure 20). The proportion of jobs held by in-commuters has increased over the last two decades (Figure 21). The City's in-commuting population will continue to grow if job growth exceeds housing development in the city.

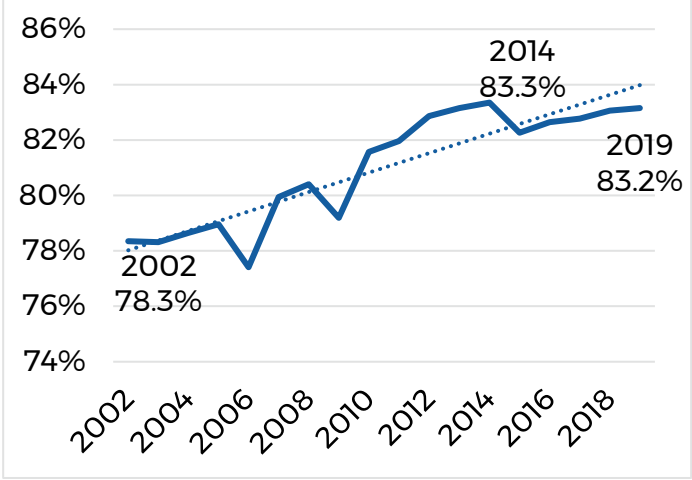
For Salt Lake City residents who worked in 2021, one in four usually worked from home (Figure 22). Prior to the COVID-19 pandemic, work from home was becoming more popular, increasing from 3% of all workers in 2010 to 6% in 2019 (Figure 23). This trend accelerated during the pandemic. Work from home, which requires residential units to serve as both home and office, will continue to reshape views on housing, commuting, and community amenities.

Figure 20: In-Commuters, 2019



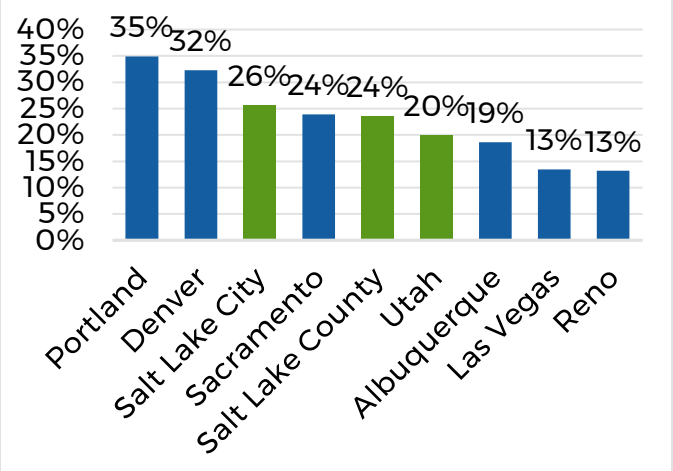
Source: USCB 2021 ACS 1-year estimate

Figure 21: In-Commuters, Salt Lake City, UT



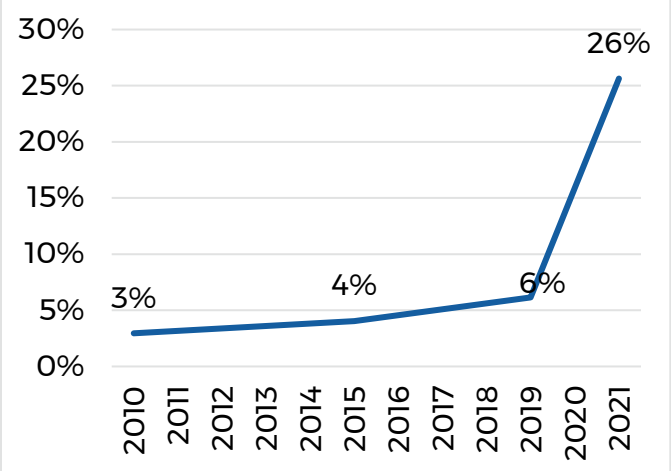
Source: USCB ACS 1-year estimates

Figure 22: Workers Who Usually Work from Home, 2021



Source: USCB 2021 ACS 1-year estimate

Figure 23: Workers Who Usually Work from Home, Salt Lake City, 2010-2021

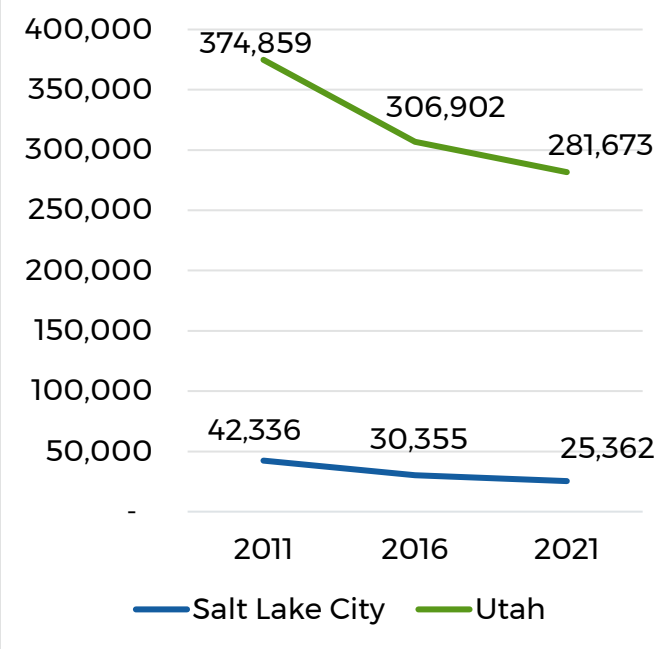


Source: USCB ACS 1-year estimates

Poverty

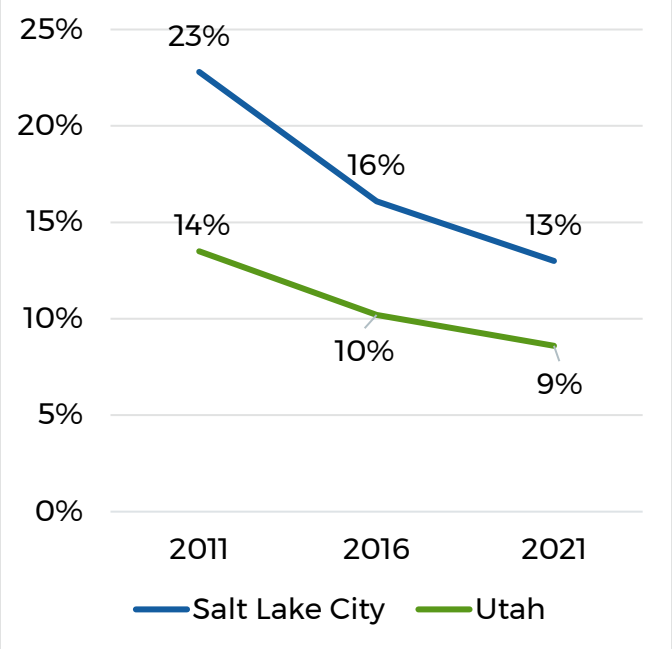
Over 25,000 Salt Lake City residents, 13% of the total population, have incomes below the poverty line. Salt Lake City's poverty rate is higher than Utah's (9%) (Figure 24). Both the City and State have seen poverty rates drop in the last decade, declining from 23% and 14% respectively in 2011 (Figure 25). Poverty rates are not even across race and ethnic backgrounds. Black or African American and American Indian and Alaska Native populations have the highest poverty rates at 25% and 37% respectively (Figure 26).

Figure 24: Individuals in Poverty, 2011-2021



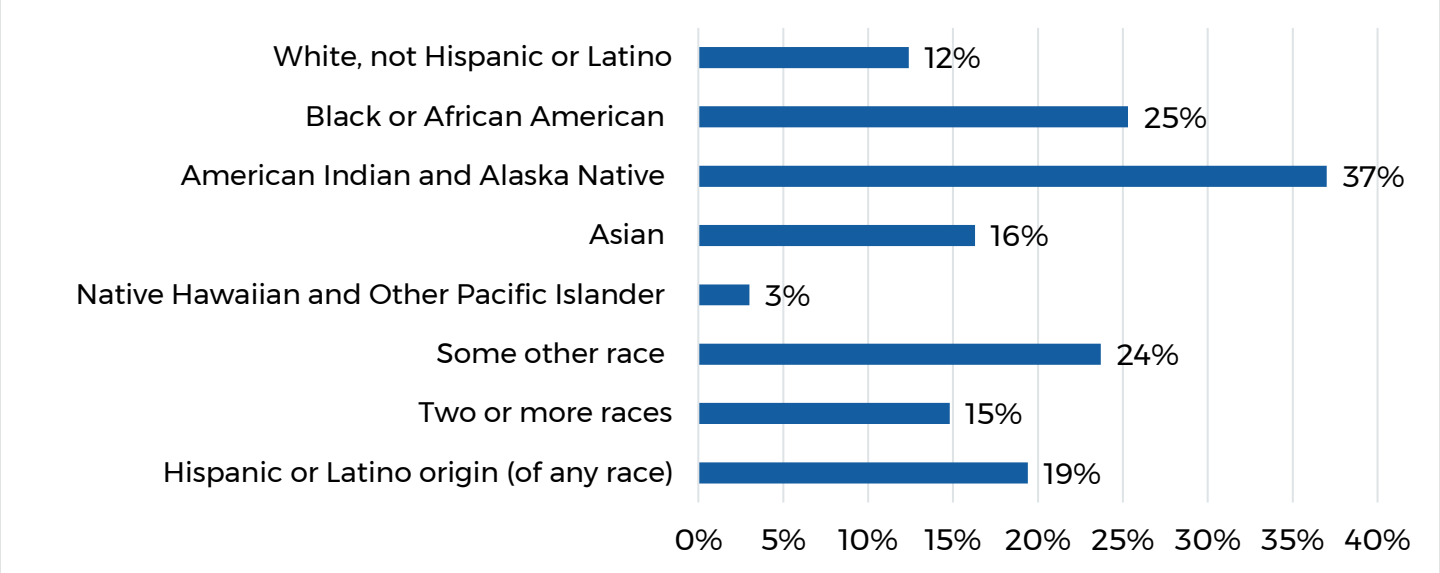
Source: USCB ACS 1-year estimates

Figure 25: Poverty Rate, 2011-2021



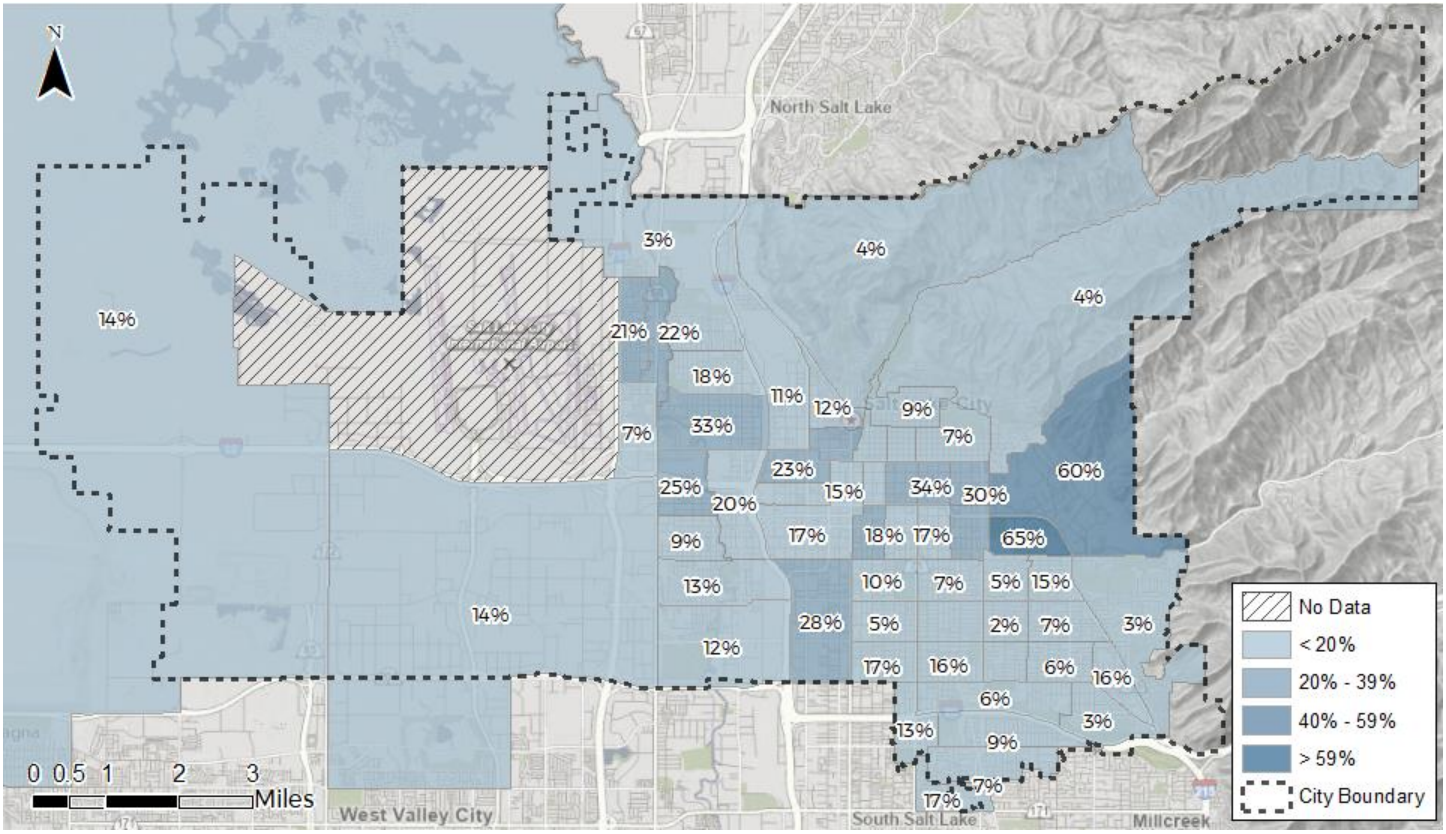
Source: USCB ACS 1-year estimates

Figure 26: Poverty Rate by Race and Ethnicity



Source: USCB 2017-2021 ACS 5-year estimates

Figure 27: Poverty Rate by Census Tract, Salt Lake City, UT, 2017-2021



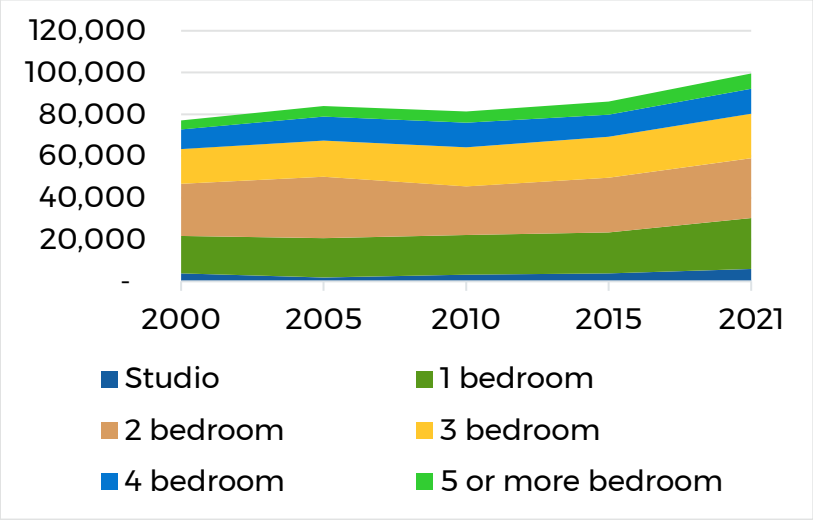
Source: USCB 2017-2021 ACS 5-year estimates

Housing Stock 5

Unit Size

The distribution of housing units by number of bedrooms did not change substantially in the last two decades (Figure 28). Nearly one-third of units have two bedrooms, roughly a quarter each have one bedroom or three bedrooms, and the remainder are either studio units or units with 5 or more bedrooms. Since 2000, the percentage increase in studio units (53%) and 5+ bedroom units (71%) outpaced the percentage growth of units of other sizes (1-BR, 35%; 2-BR, 15%; 3-BR, 29%; 4-BR, 27%).

Figure 28: Housing Units by Number of Bedrooms, Salt Lake City, UT, 2021

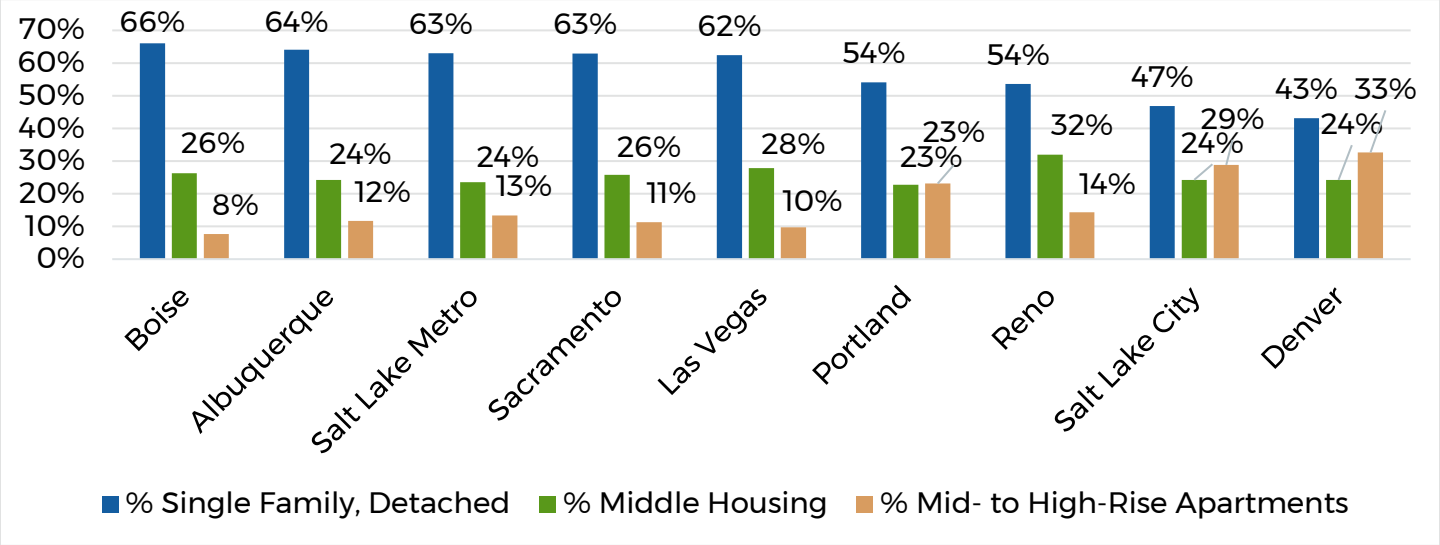


Source: USCB 2021 ACS 1-year estimates

Building Type

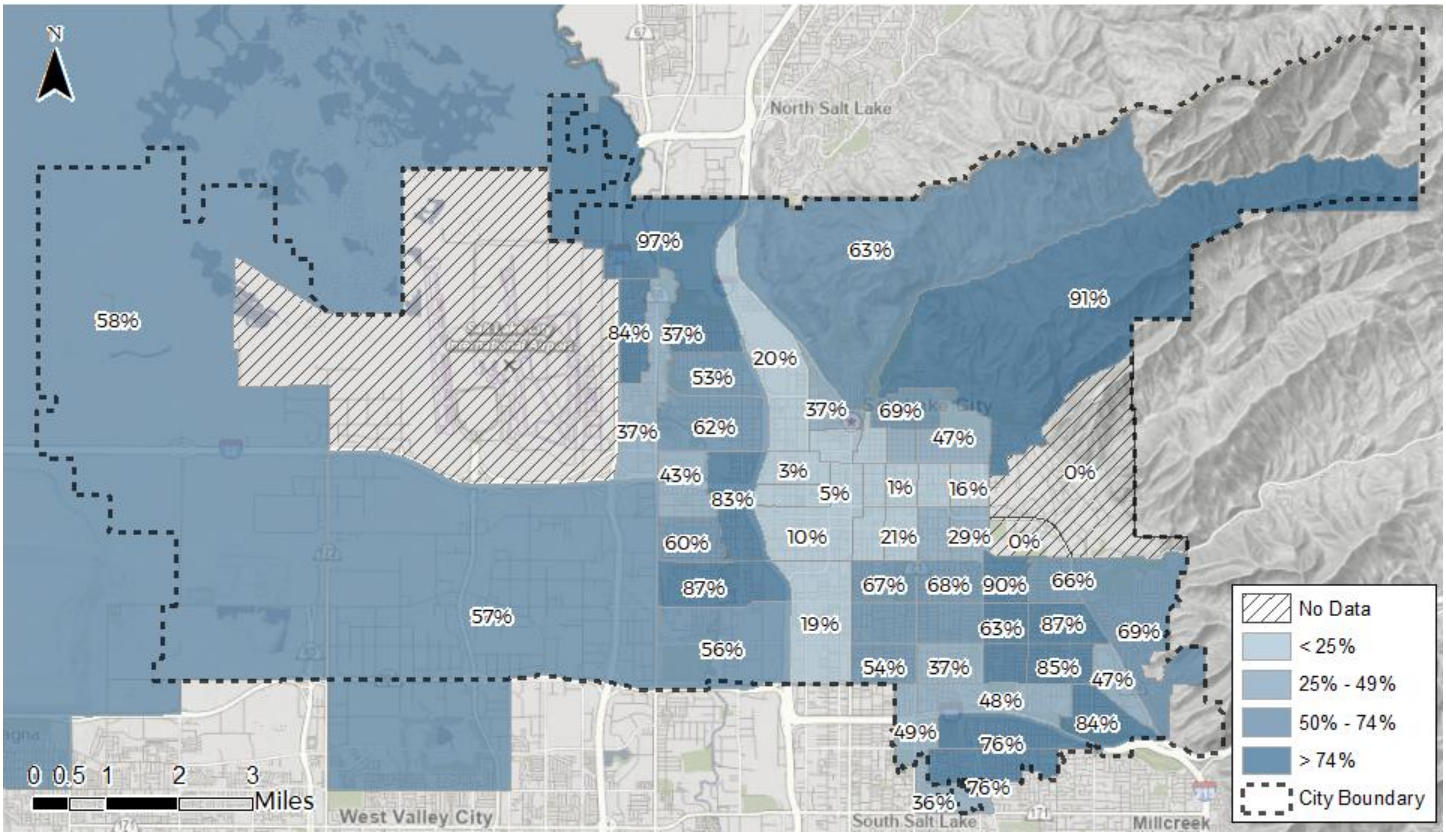
Single family detached houses make up nearly half of all housing units in Salt Lake City. Mid- and high-rise apartments make up another 30% of units. Other housing types, often called the "missing middle," make up roughly a quarter of the total housing stock (Figure 29). Units in mid- and high-rise apartments have seen the greatest increase in the last decade. Salt Lake City has the second lowest percentage of single family detached housing units among peer cities in the region.

Figure 29: Housing Units by Building Type, 2021



Source: USCB 2021 ACS 1-year estimates, Analysis by author

Figure 30: Percent of Units that are Single Family Detached Homes, Salt Lake City, UT 2017-2021

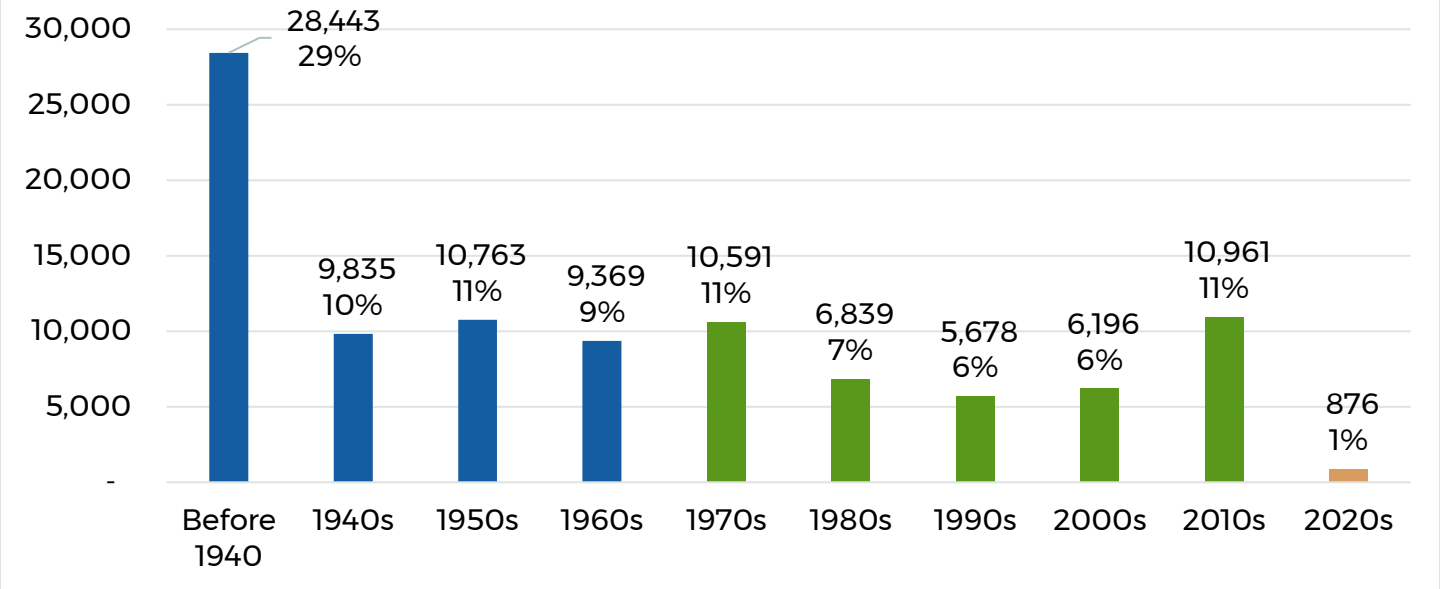


Source: USCB 2017-2021 ACS 5-year estimates

Aging Housing

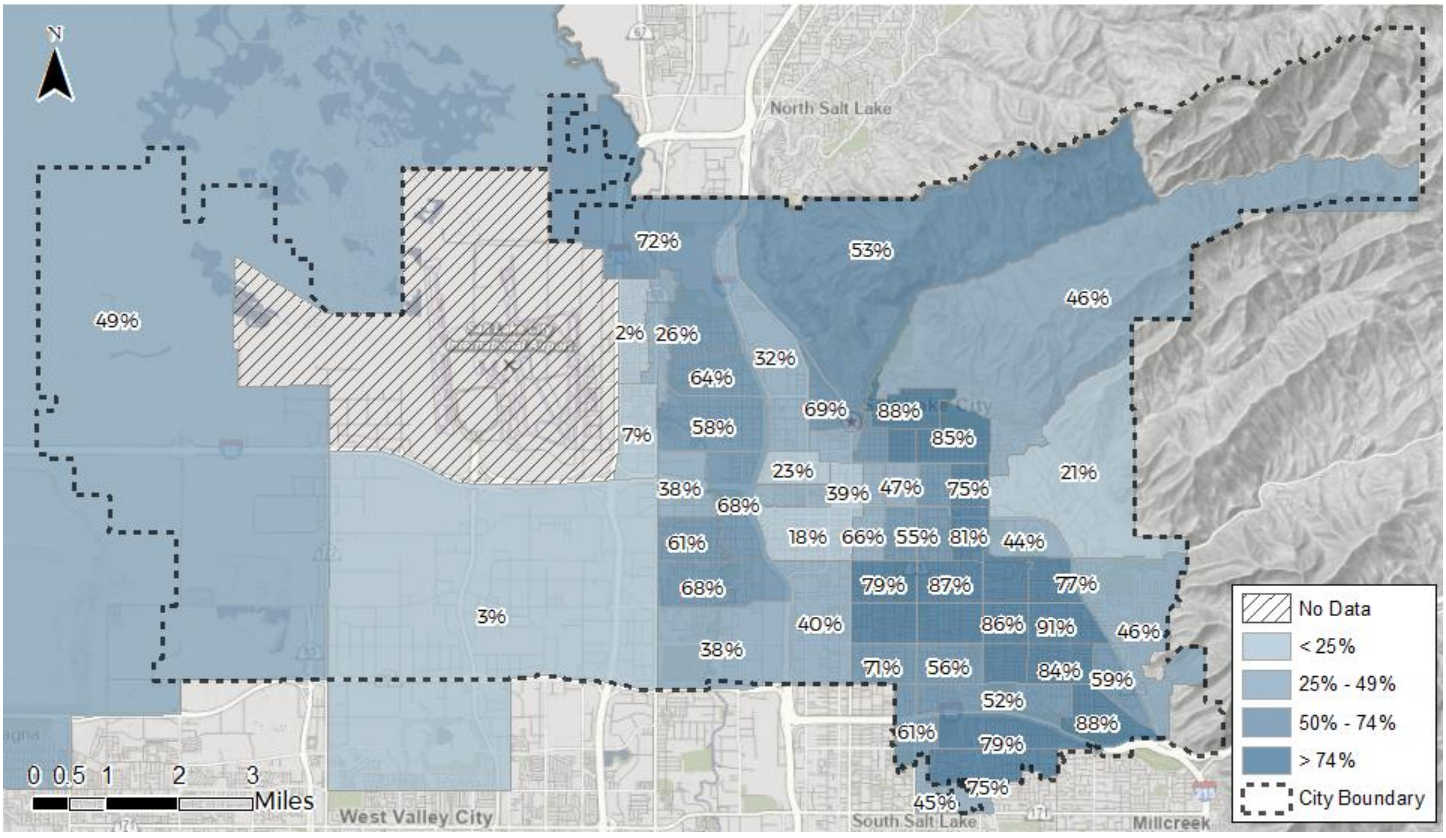
60% of Salt Lake City housing units are over 50 years old (Figure 31). An aging housing stock will require investment to ensure that units remain in a state of good repair. Older units are a common reservoir of Naturally Occurring Affordable Housing (NOAH). If aging housing is demolished to make way for new development, these NOAH units could be lost.

Figure 31: Housing Units by Decade Built, Salt Lake City, 2021



Source: USCB 2021 ACS 1-year estimates, Analysis by author

Figure 32: Percent of Units in Structures Built Before 1970, Salt Lake City, UT 2017-2021

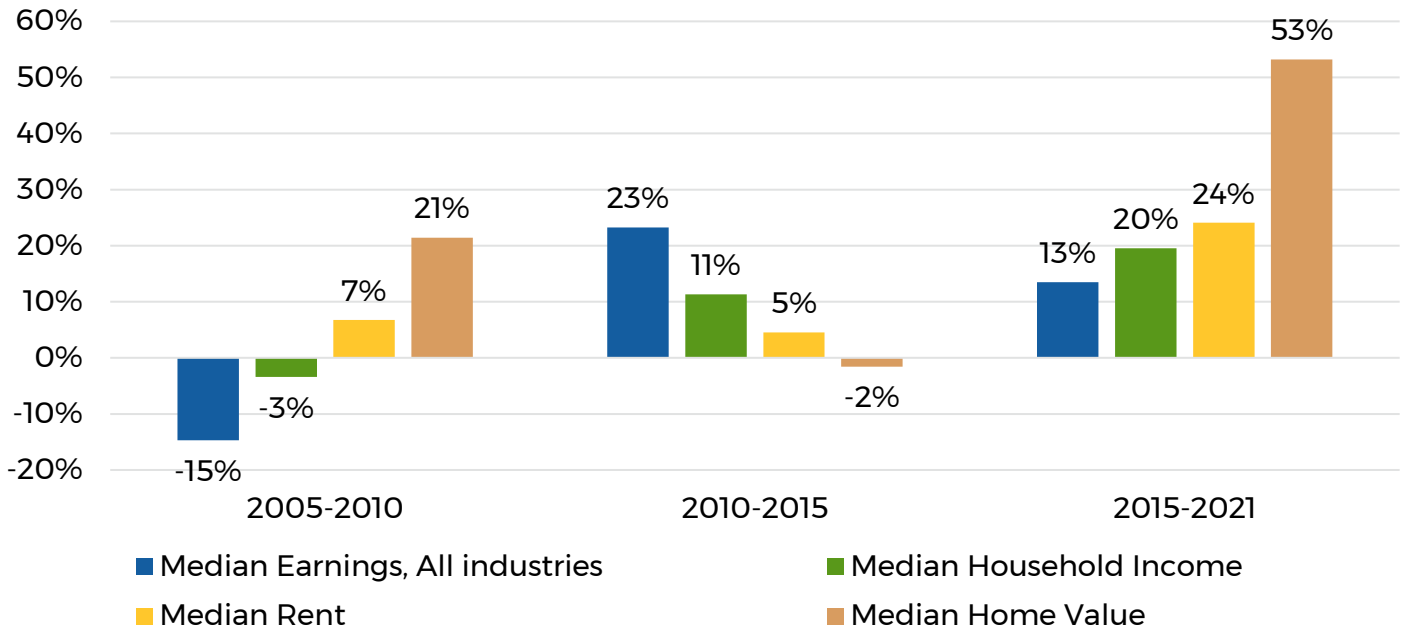


Source: USCB 2017-2021 ACS 5-year estimates

Housing Costs

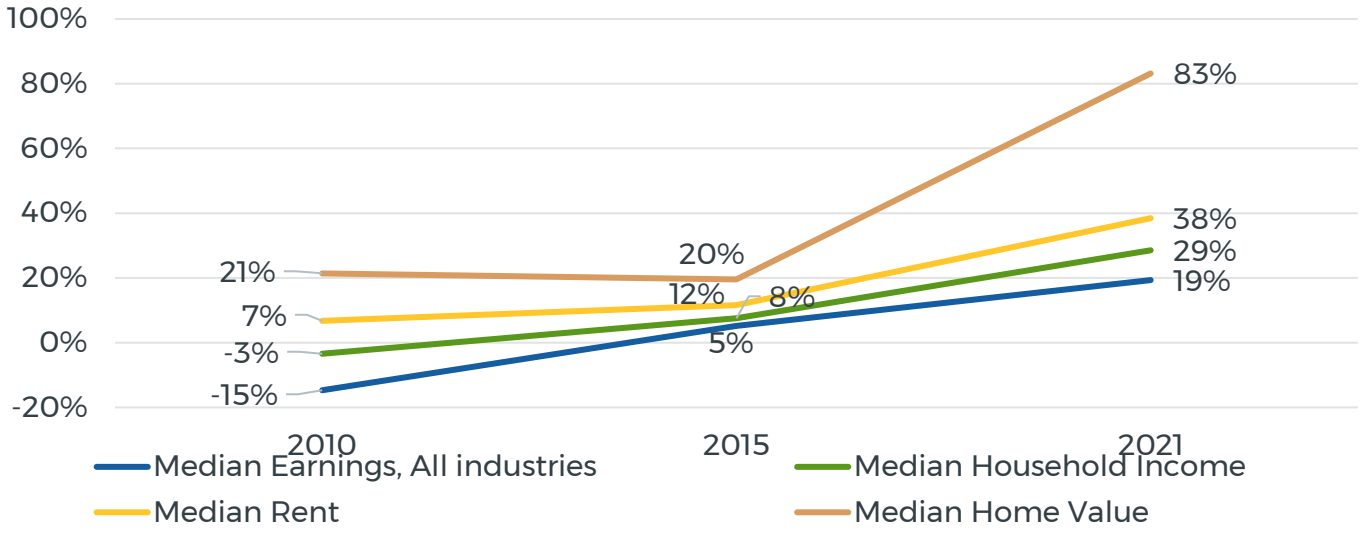
Housing costs have outpaced wage increases over the last two decades. From 2005 to 2021, median rent increased by 38% and median home values by 83% (adjusted for inflation). During this same period, median annual earnings from wages increased by only 19%. Median household income increased by 29% during this period, greater than the increase in median earnings (Figure 33). Households that may have previously made-do with a single source of income may now include multiple wage earners.

Figure 33: Percent Change in Income and Housing Costs, Salt Lake City, UT, 2005-2021



Source: USCB 2005, 2010, 2015, & 2021 ACS 1-year estimates, analysis by author

Figure 34: Net Percent Change in Income & Housing Costs from 2005 Baseline, Salt Lake City, UT



Source: USCB, 2005, 2010, 2015, & 2021 ACS 1-year estimates, analysis by author

Figure 35: Median Earnings, All Industries, Salt Lake City, UT, 2005-2021

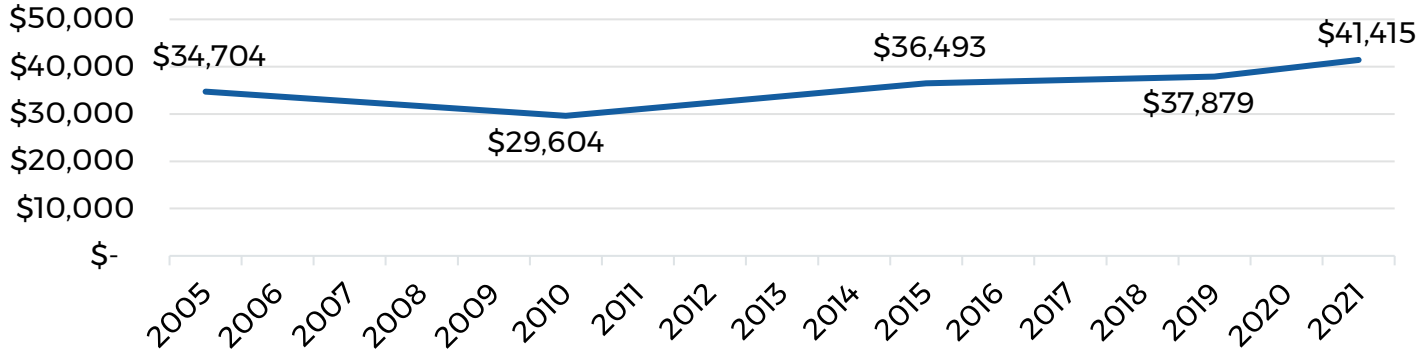


Figure 36: Median Household Income, Salt Lake City, UT, 2005-2021

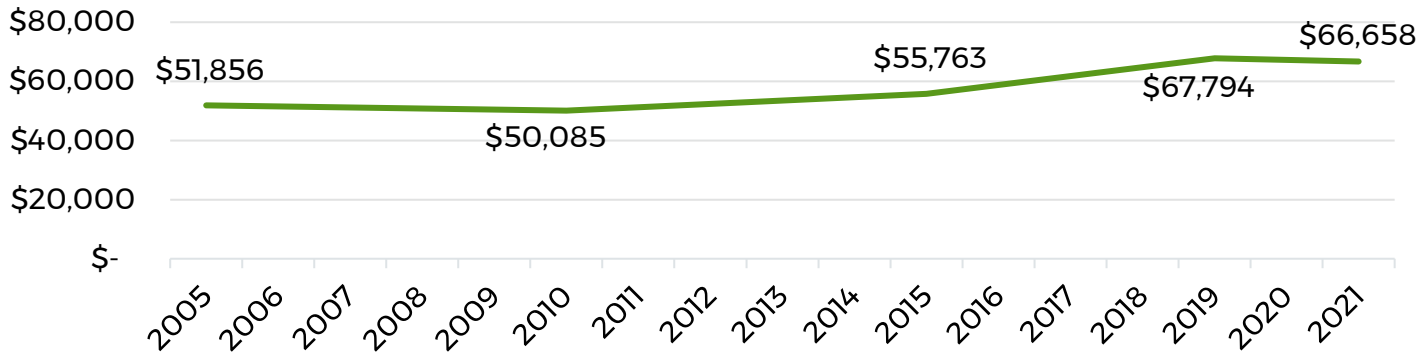


Figure 37: Median Rent, Salt Lake City, UT, 2005-2021

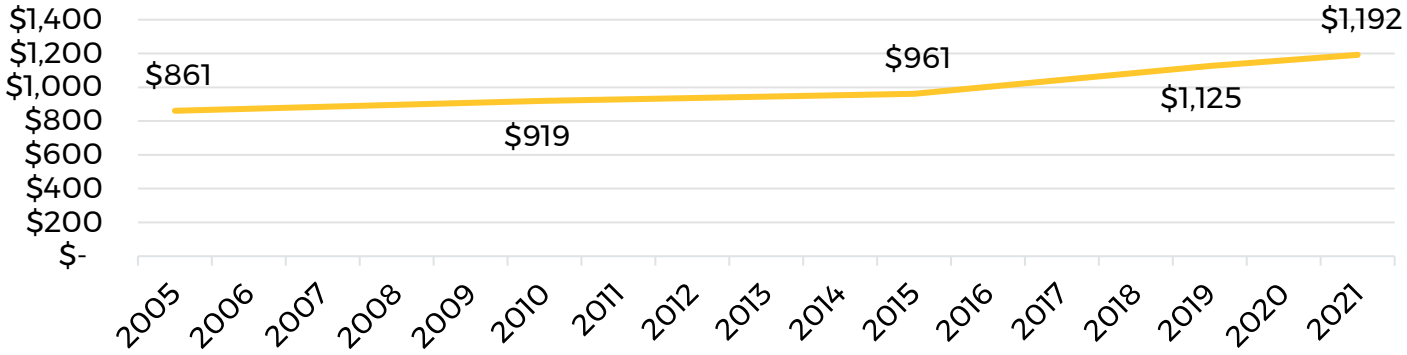
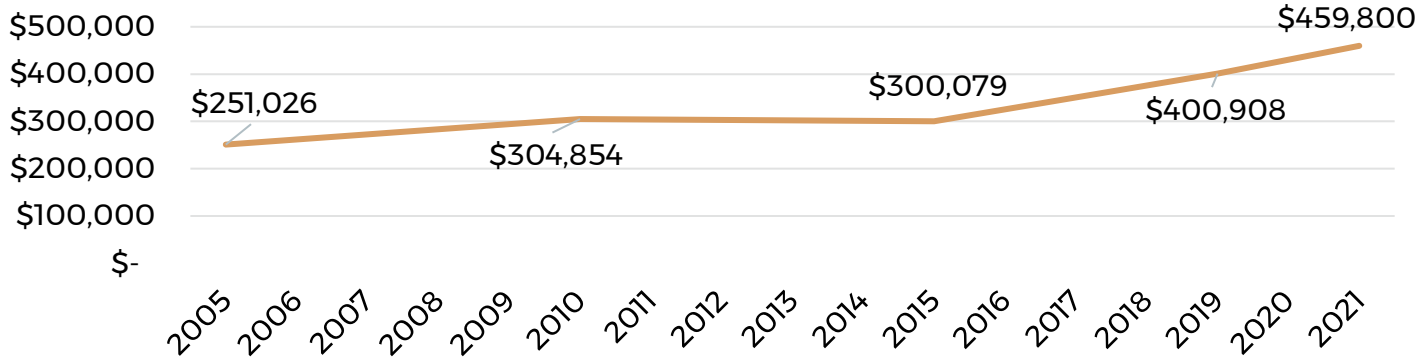
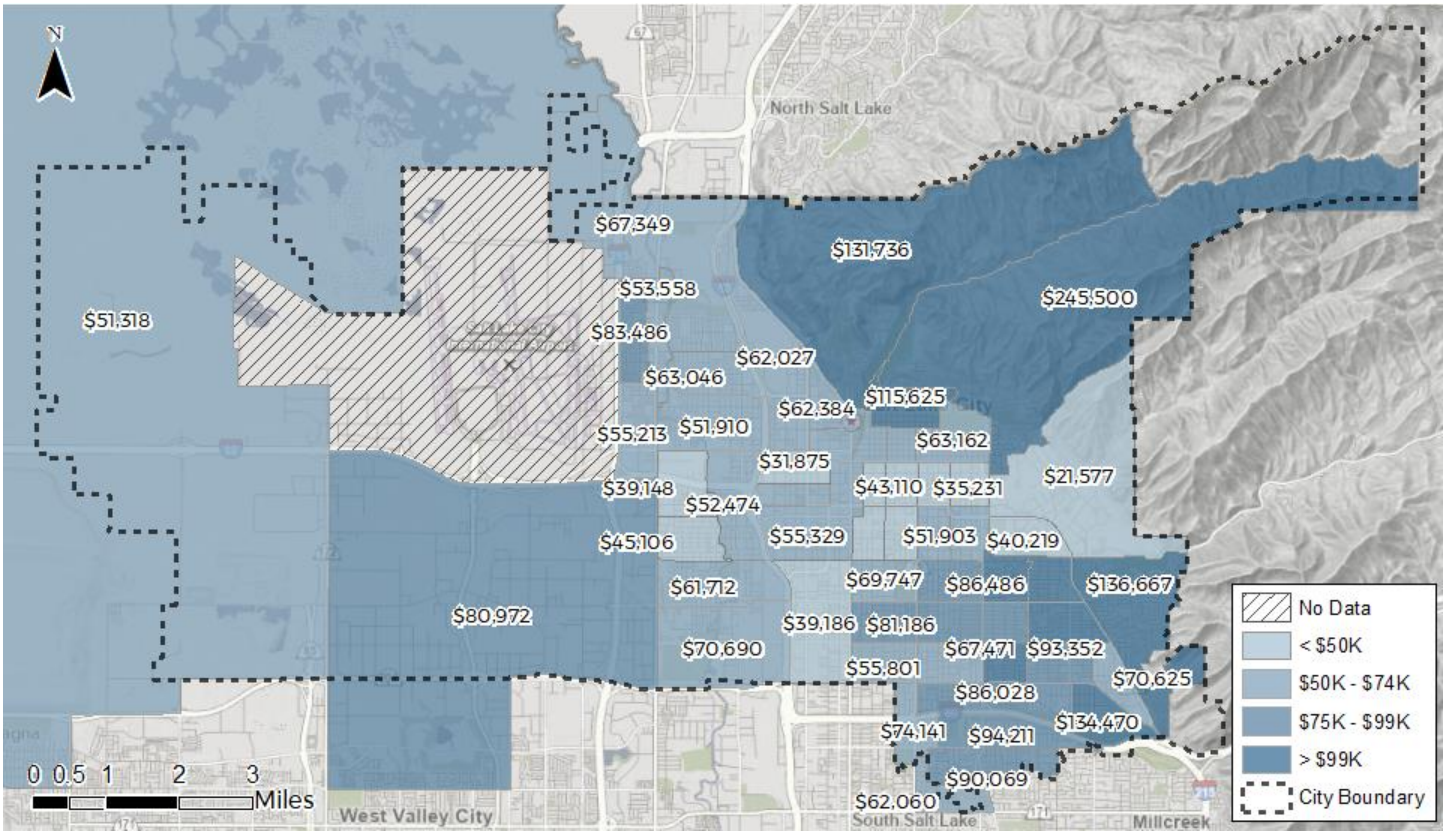


Figure 38: Median Home Value, Salt Lake City, UT, 2005-2021



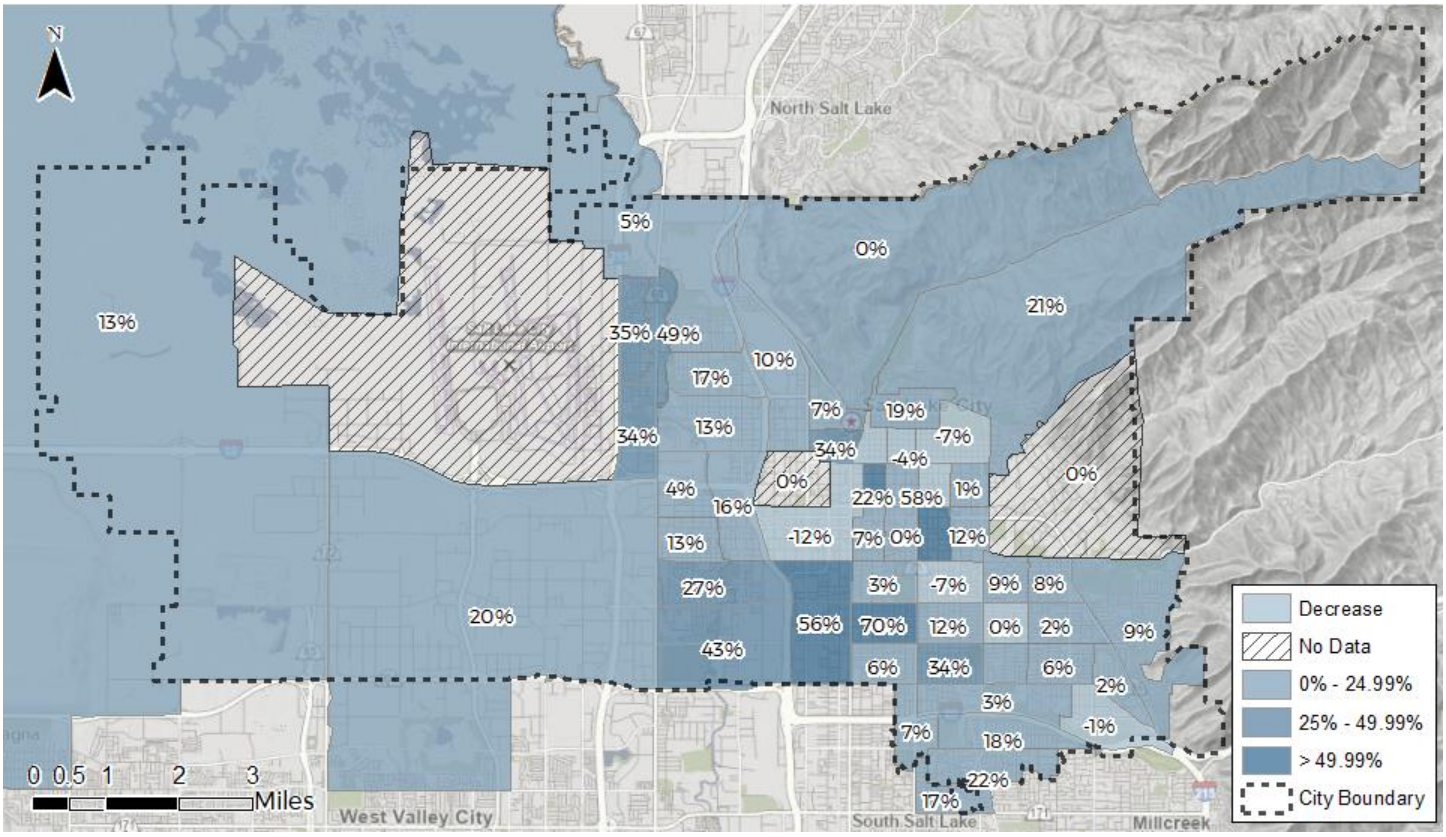
Source Figures 35-38: USCB 2005, 2010, 2015, & 2021 ACS 1-year estimates

Figure 39: Median Household Income by Census Tract, Salt Lake City, UT, 2017-2021



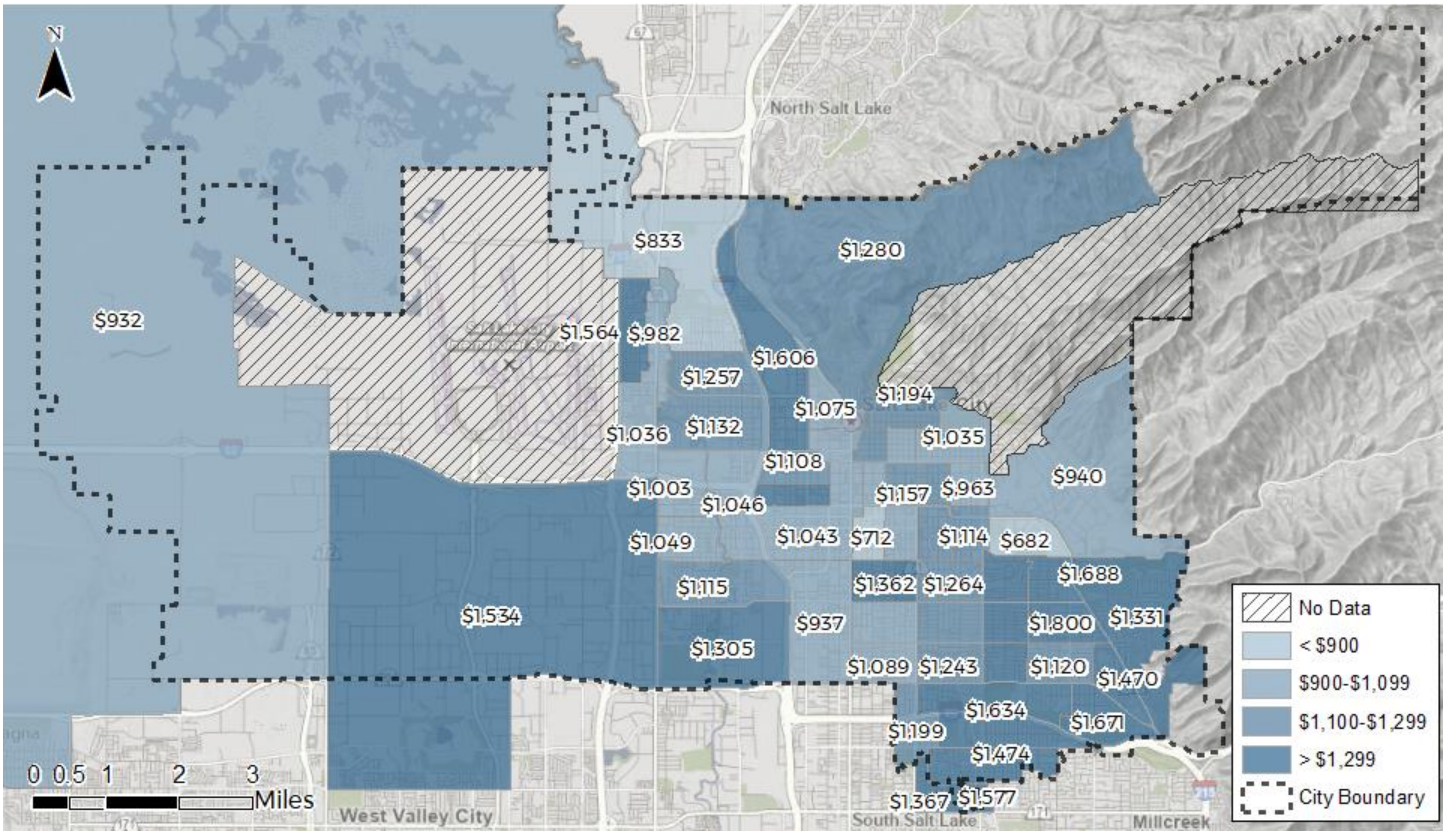
Source: USCB 2017-2021 ACS 5-year estimates

Figure 40: % Change in Median Household Income, Salt Lake City, UT, 2012-2016 to 2017-2021



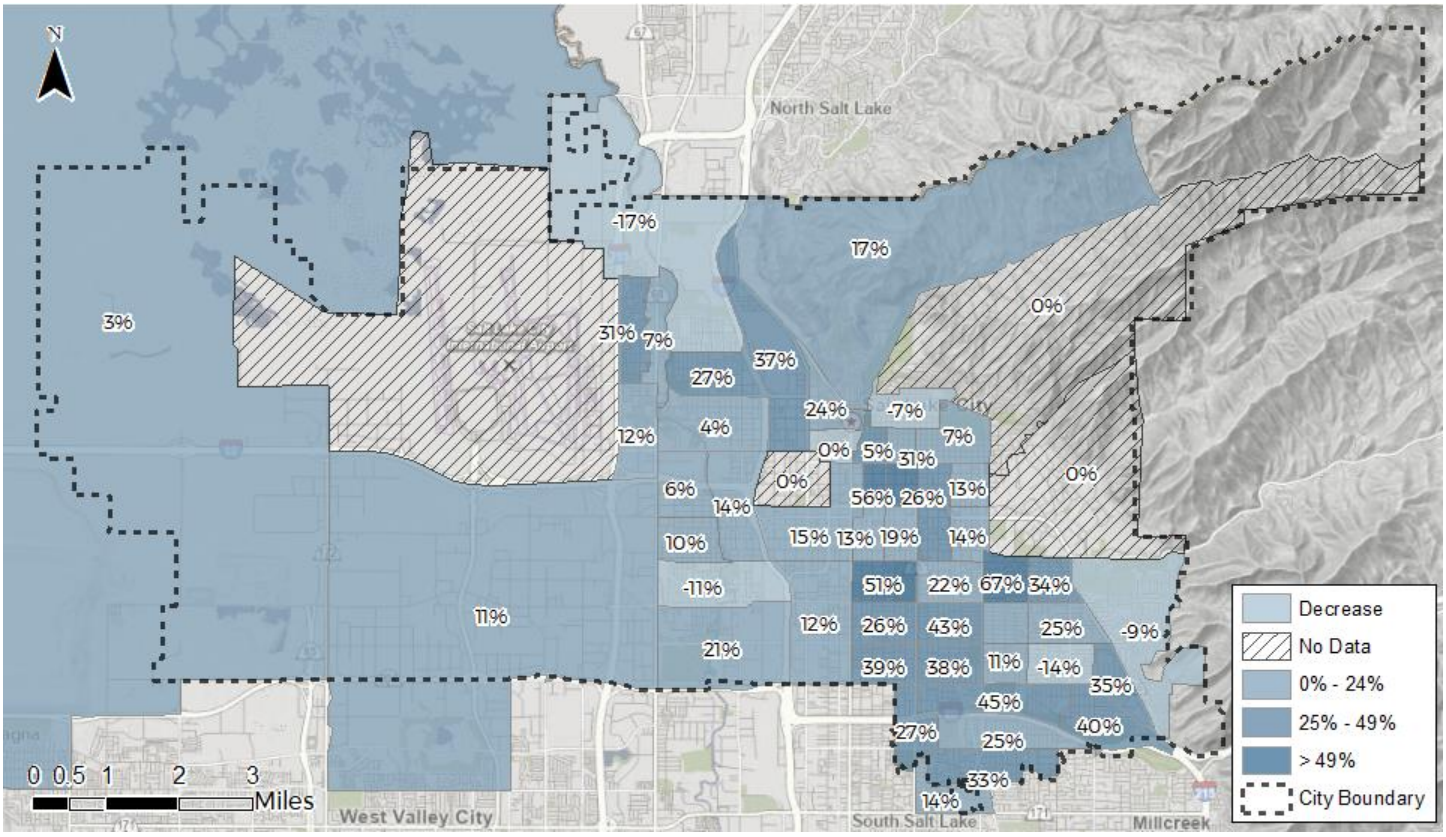
Source: USCB 2012-2016 & 2017-2021 ACS 5-year estimates

Figure 41: Median Rent by Census Tract, Salt Lake City, UT, 2017-2021



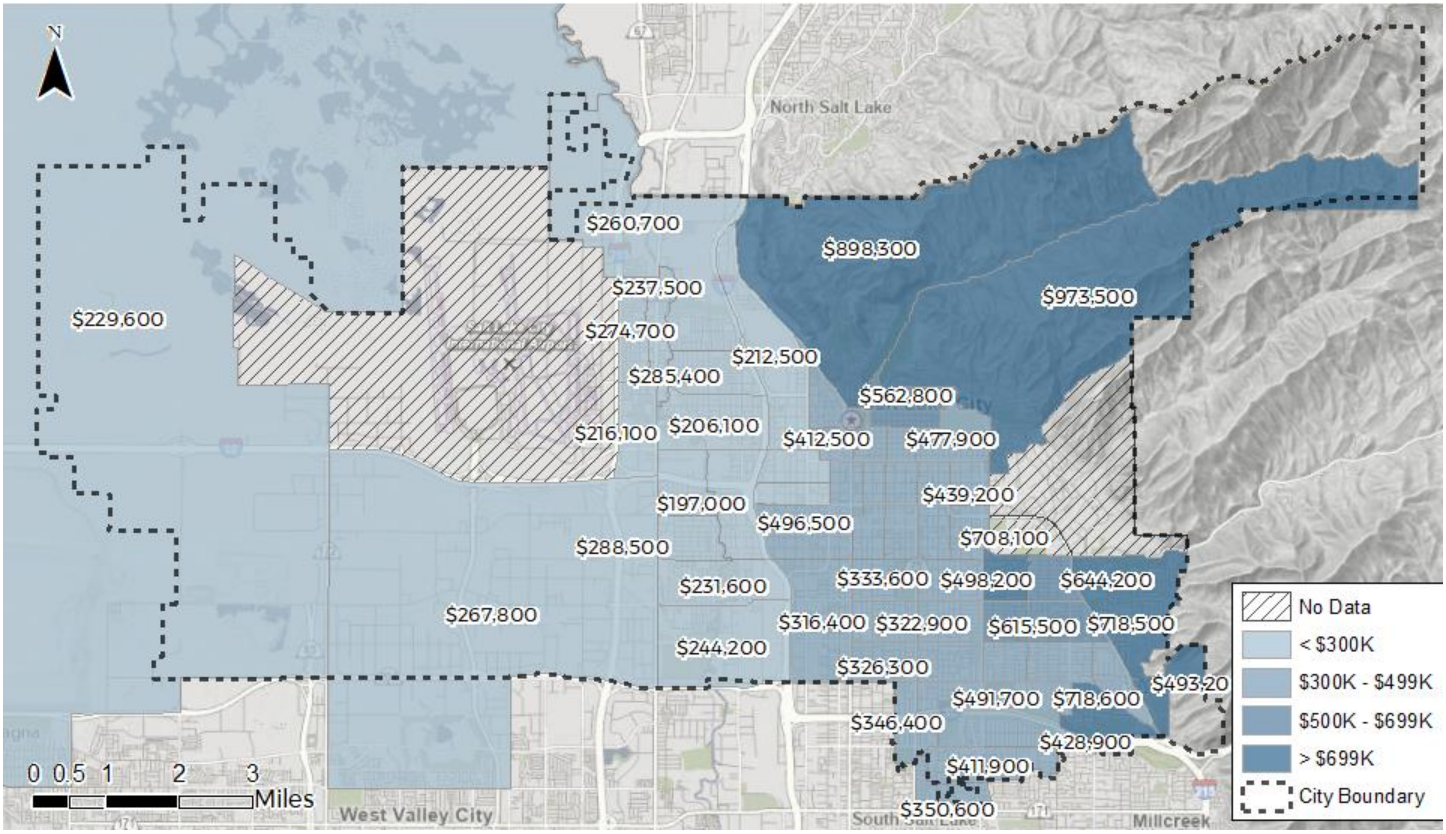
Source: USCB 2017-2021 ACS 5-year estimates

Figure 42: % Change in Median Rent, Salt Lake City, UT, 2012-2016 to 2017-2021



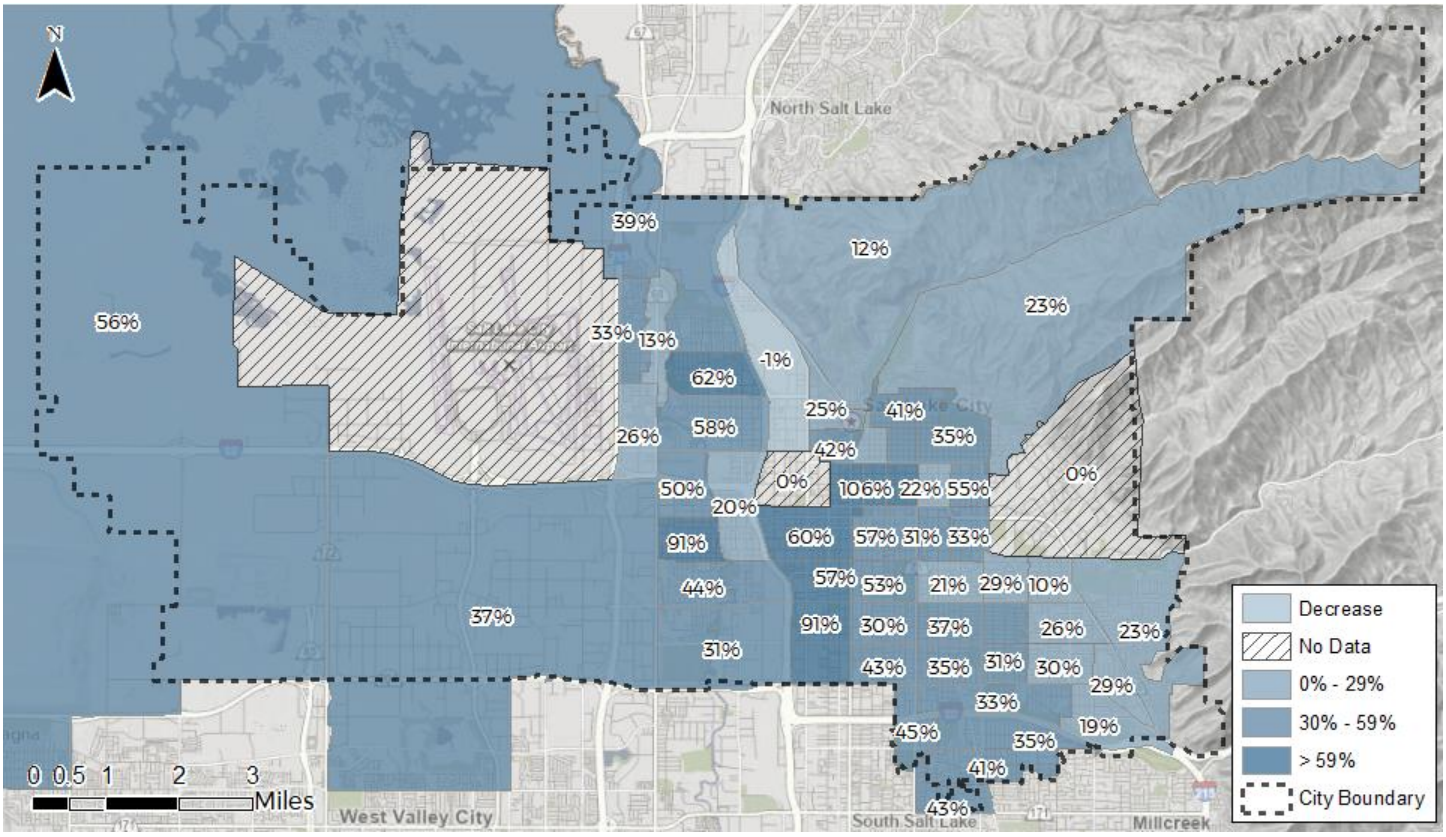
Source: USCB 2012-2016 & 2017-2021 ACS 5-year estimates

Figure 43: Median Home Value by Census Tract, Salt Lake City, UT, 2012-2016 to 2017-2021



Source: USCB 2017-2021 ACS 5-year estimates

Figure 44: % Change in Median Home Value, Salt Lake City, UT, 2012-2016 to 2017-2021



Source: USCB 2012-2016 & 2017-2021 ACS 5-year estimates

Unit Gap by Income

Salt Lake City has a deficit of over 5,500 units that are affordable to extremely low-income households (those earning less than 30% of the Area Median Income [AMI]). 70% of rental units in the City are rented at rates affordable to households earning between 30% and 80% AMI, generating a surplus of 14,000 units. There is a shortage of 8,500 units priced for those earning more than 80% AMI (Figures 45 and 46). Low-income renters must compete for affordable units with moderate- and high-income renters who may have difficulty finding a high-value unit.

Figure 45: Surplus/Deficit of Rental Units by Income Range, Salt Lake City, UT, 2021

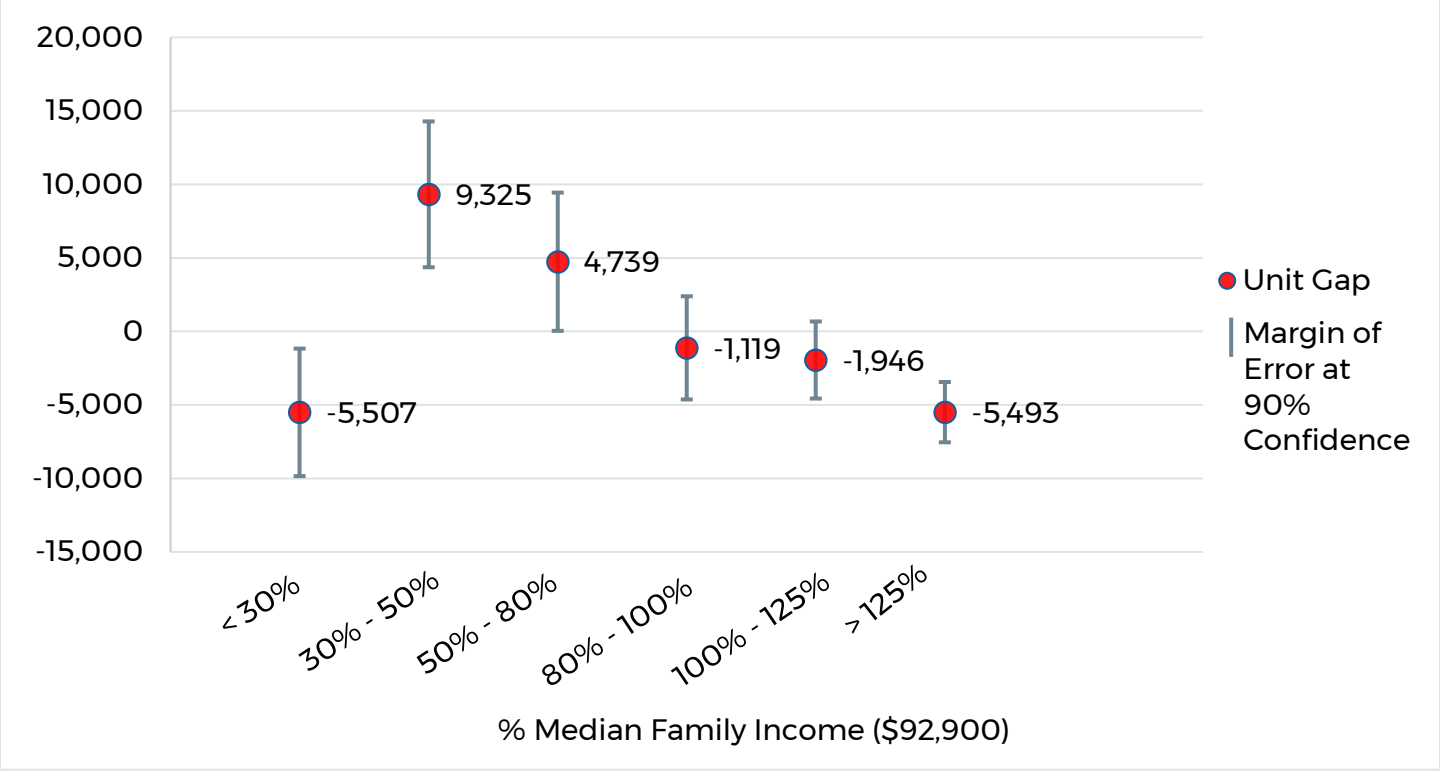


Figure 46: Salt Lake City: Rental Affordability Gap Analysis, 2021

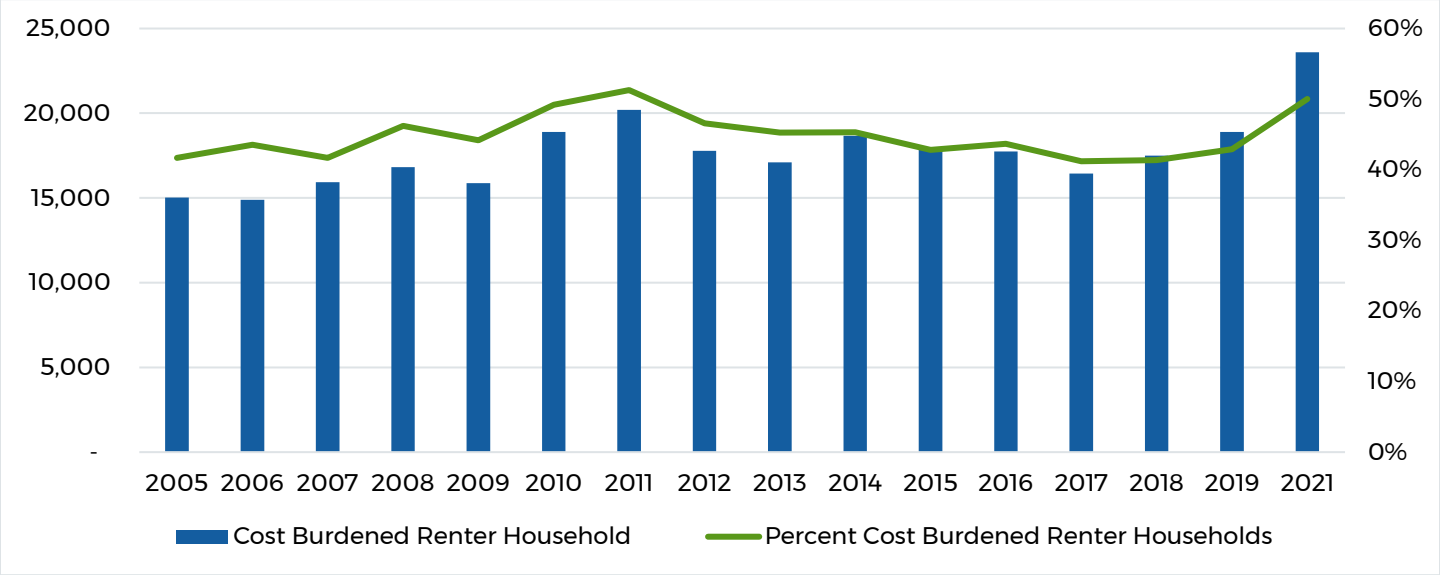
Income Range	Maximum Affordable Monthly Rent	Households in Income Range	Rental Units at that Price	Surplus/ Deficit of Units
Less than 30% AMI ($27,870)	$697	13,860	8,353	-5,507
30%-50% AMI ($27,870-$46,450)	$1,161	8,803	18,128	9,325
50%-80% AMI ($46,450-$74,320)	$1,858	10,338	15,078	4,739
80%-100% AMI ($74,320-$92,900)	$2,323	4,755	3,637	-1,119
100%-125% AMI ($92,900-$116,125)	$2,903	3,318	1,372	-1,946
125% AMI (> $116,125)	> $ 2,903	6,084	591	-5,493

Source: USCB 2021 ACS 1-year estimates, HUD 2021 Annual Income Limits for Salt Lake City, UT MSA, Analysis by author

Cost Burden

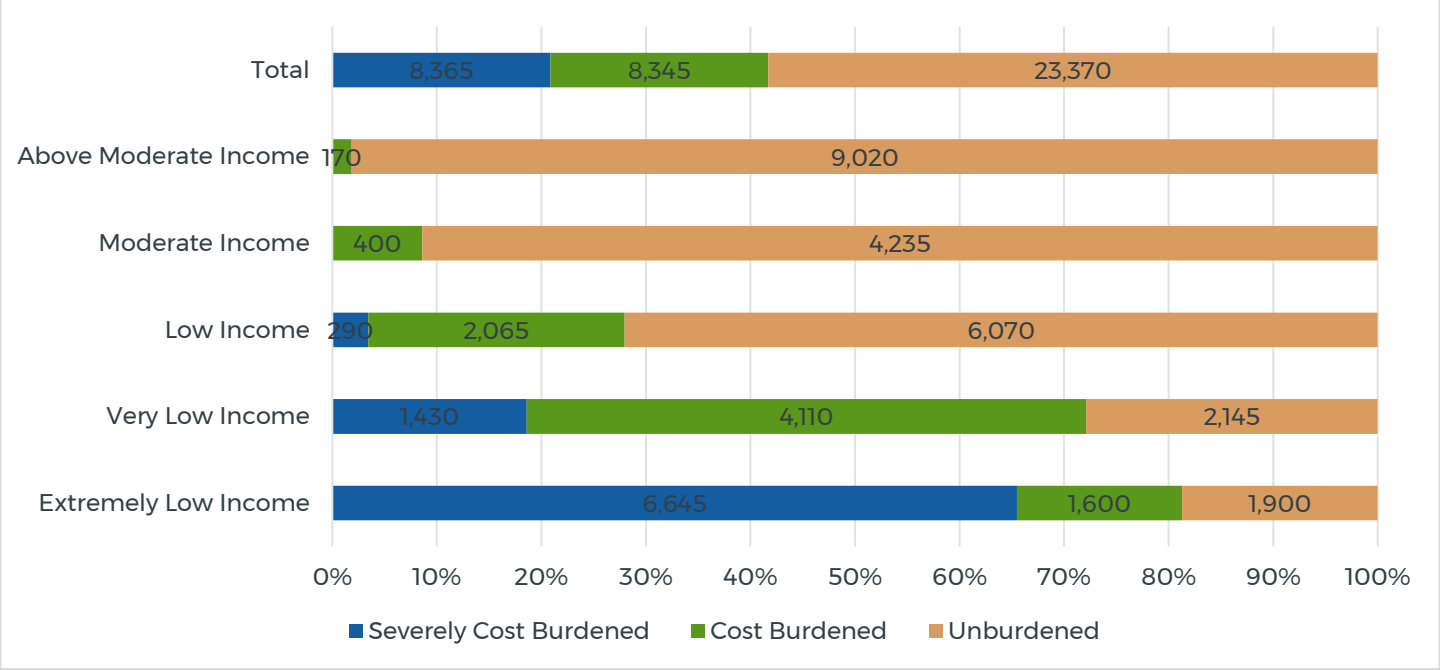
Low-income renter households are much more likely to be cost burdened (spending more than 30% of their income on housing costs) than moderate- and high-income renters. In 2021, 23,597 renter households – half off all renters in the City – were cost burdened (Figure 47). Cost burden has been on the rise since 2017 (Figure 47). Data published by HUD based on 2015-2019 ACS 1-year estimates suggests that half of all cost burdened renters have extremely low incomes (Figure 48).

Figure 47: Cost Burdened Renter Households, Salt Lake City, UT, 2005-2021



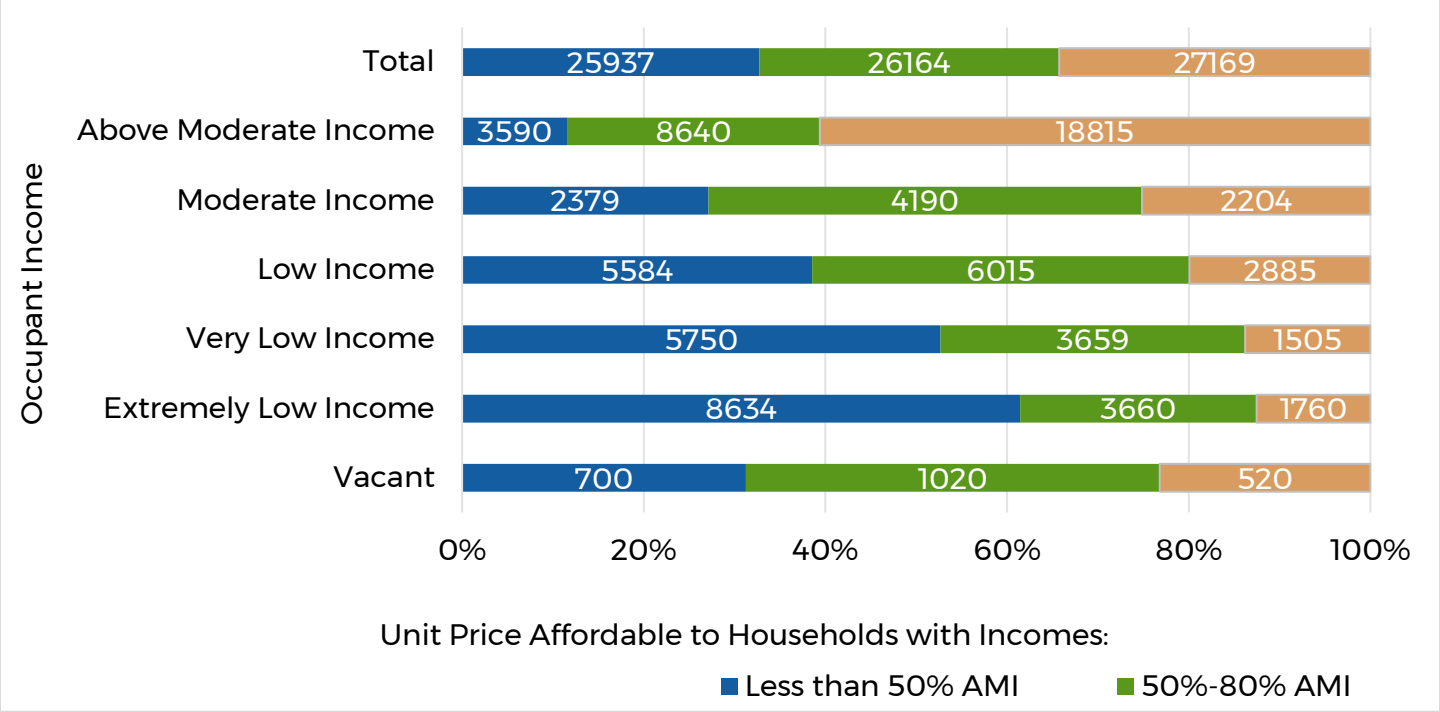
Source: USCB ACS 1-year estimates, Note: 1-year estimates were not published in 2020 due to the COVID-19 pandemic

Figure 48: Households by Income by Cost Burden, Salt Lake City, UT, 2015-2019



Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2015-2019 5-year estimates

Figure 49: Units by Income of Occupant by Price, Salt Lake City, UT, 2015-2019



Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2015-2019 5-year estimates

Homeownership Attainability

As housing costs increase, more households are priced out of homes on the market. With median home sale prices at $490,000 (2021), 72.6% percent of all Salt Lake City households and 86.4% of renter households are unable to affordable the median priced home (Figures 49 and 50).

Figure 50: Homeownership Attainability for Households, Salt Lake City, UT, 2021

Source: USCB ACS 2021 1-year data, Redfin Brokerage, FRED St. Louis, analysis by author assumes 30-year fixed mortgage with PMI and property taxes

Appendix C:

Thriving in Place Phase One Summary Report

July 2022

PHASE ONE SUMMARY REPORT

Thriving in Place: Salt Lake City's Anti-Displacement Strategy

What We Heard | What We Learned | What Comes Next

THRIVING in PLACE

EXECUTIVE SUMMARY

Thriving In Place: Phase One Summary

What We Heard | What We Learned | What Comes Next

We've completed Phase One of Thriving in Place to develop an anti-displacement strategy for Salt Lake City. We heard from thousands of residents and had hundreds of hours of conversation. We also dug deep into the data, documenting the extent of displacement risk and its realities.

What We Heard and Learned

The results of Phase One are a call to action. The full report details what we did, who we heard from, what they said, and what we learned from the data analysis. Here are key takeaways:

- ***Displacement in Salt Lake City is significant and getting worse***, and is an issue of high concern in the community.
- There are ***no "more affordable" neighborhoods in Salt Lake City*** where lower income families can move once displaced. This is a particularly striking finding; something that UDP has not seen before in their work around the country.
- Salt Lake City is growing and ***there are not enough housing units overall, and a significant lack of affordable units for low-income families***.
- Almost ***half of Salt Lake City's renter households are rent burdened***, spending over 30 percent of their income on housing, making them highly vulnerable when rents increase.
- Displacement affects ***more than half of White households in Salt Lake City and disproportionately affects households of color***.
- The ***patterns of displacement reflect historic patterns of discrimination and segregation***, with areas experiencing high displacement risk closely aligning with areas that were redlined in the past.

Dig Deeper!

Read the full Phase One Summary Report plus:

- Study UDP's Displacement Analysis for Salt Lake City, including maps showing displacement risk around the city and region.
- Download the Community Survey Data Viewer to see how responses varied by income, Council District and more.
- Explore the details of community input from Phase One interviews, focus groups and youth workshops.

What Comes Next

Now comes Phase Two, when we work together to define our course of action.

To get started, we've drafted ***Guiding Principles.*** These will be refined and modified through community input and engagement in the months ahead.

1. Be pro-housing *and* pro-tenant.

- Incentivize new residential development where it will benefit the most people.
- Discourage new development where it will do the most harm.
- Enact policies that protect renters living in affordable homes.
- Establish policies and programs to minimize displacement from new development.

2. Increase housing options and choices *everywhere*.

- Create gentle infill and rental housing opportunities in every neighborhood.
- Support new housing at all income levels.
- Incentivize lower priced for-sale housing to provide homeownership opportunities to moderate and lower income people.
- Make it easy and attractive to build affordable housing.

3. Invest in equitable development.

- Increase spending on rental assistance and affordable housing construction and develop new funding sources to make it possible.
- Maximize community ownership of housing through mission-driven nonprofits, coops, shared housing, public housing, and land trusts.
- Support living wage jobs.
- Support cultural institutions, locally owned businesses and public spaces that help communities thrive in place.

4. Make sure the economics work.

- Incentivize projects that are catalytic and align with guiding principles.
- Target incentives in the areas where new development will have the least displacement impacts and maximum benefit.
- Ensure policies and regulations are meeting guiding principles and provide for flexibility to adjust as needed.
- Prioritize affordability in land use policy implementation.

5. Build an eco-system for action.

- Ensure ongoing communication and engagement with those who are most impacted so that they continue to inform action and are aware of the resources available to them.
- Identify key indicators to track success and share results.
- Create a platform for regular coordination between the City and key partners.
- Work together to fund shared priorities.

Get Involved!

Sign up for the newsletter to keep up-to-date on the project and opportunities to participate.

GRATITUDE

Phase One was made possible by countless hours of work by many people. ***Huge thanks!*** to everyone who gave their time, energy and creativity to make it possible.

A very special call-out to the ***University of Utah students,*** working under the direction of Professors Ivis Garcia and Alessandro Rigolon. Their collective work made it possible to reach thousands of Salt Lake residents, in person. While we summarize their work here, be sure to follow the links to read their own summaries, capturing hundreds of hours of input. They also did a thorough review of current City policies and programs as well as examples from other communities. It's impressive work!

Heartfelt thanks, too, for our ***Community Liaisons and Community Working Group members, and for the many community-based organizations who opened their doors and partnered with us.*** This project is committed to ensuring that those who are experiencing displacement are front and center in documenting and understanding it and then shaping the response. Our community partners are helping make that a reality.

And most importantly, sincere thanks to everyone who gave their time, responded to our questions, shared their stories, and listened to the voices of their friends, fellow students, colleagues and neighbors. We hope you find this report to be an accurate reflection of what you said and what you heard.

PROJECT TEAM

Thriving in Place is overseen by the Department of Community and Neighborhoods in close collaboration with the Mayor's Office, Council and other City departments. The core city team is led by Angela Price and Susan Lundmark with support from Ruedigar Matthes.

The project consultant team includes:

Baird + Driskell Community Planning:

- David Driskell, Project Manager
- Daisy Quinonez, Project Associate
- Victor Tran, Document Design and Production

University of Utah, Department of City and Metropolitan Planning:

- Ivis Garcia Zambrana, PhD, Assistant Professor
- Alessandro Rigolon, PhD, Assistant Professor

The Urban Displacement Project (UDP) at University of California, Berkeley:

- Tim Thomas, PhD, Research Director
- Julia Greenberg, Research Manager

For more information, visit the project website, ThrivingInPlaceSLC.org, or write to ThrivingInPlace@slcgov.com.

WHAT IS IN THIS REPORT

Welcome! This report gives a summary of Phase One of the Thriving in Place project. It captures hundreds of hours of community conversation and input from thousands of people about housing gentrification and displacement. Follow the links (underlined orange/red text) throughout the report to read more detail.

Also, visit the project website and sign up for the Thriving in Place newsletter.

What This is About (pg. 8)

A quick intro to Thriving in Place, this report, and why this work matters.

What We Did (pg. 11)

An overview of the activities that generated the content of this report.

Who We Heard From (pg. 14)

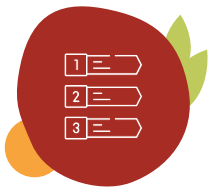
A snapshot of the people who gave us their time and input.

What We Heard (pg. 16)

Key themes and takeaways from each of the engagement activities, with links where you can explore the data.

What We Learned (pg. 34)

Takeaways from the analysis of displacement risks in Salt Lake City and the region plus results from University of Utah's work, with links to the detailed reports.



What Comes Next (pg. 38)

How we will connect our understanding of the problem with priorities for action, including draft guiding principles.


You are here
Avenue

Section 1

WHAT THIS IS ABOUT

About Thriving In Place and This Report

Thriving in Place is Salt Lake City's community-driven process to analyze and understand gentrification and residential displacement. Through this collective work, the City and its partners will define anti-displacement strategies to address the factors that are forcing many of our friends, family members, and neighbors to leave, or to live without a home, because they can't find housing in Salt Lake City that they can afford.

This report summarizes what we heard and learned in the first phase of the project's work, which we called ***Listening and Learning.*** We want to reflect back to everyone who spent time with us a summary of what was said–in the community survey, focus groups, one-on-one interviews, youth workshops, and community events. We also want to share what we found out through the cutting-edge analysis conducted by our project partners at the Urban Displacement Project. This critical information–from what the analysis tells us and what we heard from the community about their perspectives and experiences—helps us to understand, more completely, the problem we are striving to solve, because ***it's hard to solve a problem if you don't agree on what the problem is***.

Why This Matters

Salt Lake City is a great place to live. We are lucky to have a beautiful natural setting, a vibrant economy and a caring, creative, and diverse community. It's a great place to raise a family, to build a career, and to grow old. But it's increasingly a very difficult place for many who cannot find housing they can afford.

THE PROBLEM

When growth pressures drive housing prices up, and incomes and housing costs get out of sync, people are displaced. They are forced to overpay for housing, move to a different neighborhood or city, double up with family and friends, or start living in their car or on the street. The impacts of displacement are profound and lasting–on the families who are displaced, and on the communities they leave behind. We lose our friends and neighbors, our coworkers, and our school-aged students. We also see increases in our unsheltered population, longer commutes, and more air pollution.

Cities thrive when all residents have access to safe, stable and affordable housing, healthy neighborhoods, and good jobs. We know we can create a city where everyone can thrive while staying in the community they love. That's why this project is called ***Thriving in Place***. It is Salt Lake City's vision of what we will try to achieve and why this matters.

Section 2

WHAT WE DID

Phase One engaged people throughout the community in helping us understand and document gentrification and displacement to build a shared understanding of the problem we are working to solve.

Guiding Our Work

To make sure we are taking the right approach we:

- Interviewed 15 community stakeholders and leaders as a very first step in the process to get their input about key issues and shape the engagement strategy (read the summary here)
- Convened a City Steering Committee representing 16 departments and divisions (listed here) to ensure input and coordination.
- Organized a Community Working Group of over 20 stakeholders (listed here) to help direct the engagement strategy, serve as a sounding board, and provide input on the project's work.

Analyzing the Data

To document the current situation using the best data possible we:

- Engaged the Urban Displacement Project to gather, analyze, model, and map data on displacement risk and trends (see pg. 35)
- Had a planning class at the University of Utah review the City's current policies and programs related to displacement and document best practices from other places (see pg. 37).

Engaging Everyone

To reach as many people as possible we:

- Built the project website, in English and Spanish, as a platform for education and engagement.
- Launched a survey, in English and Spanish, attracting over 2000 respondents. (see pg. 17)
- Got the word out through email blasts, social media, and 4000+ multi-lingual flyers, postcards, and door hangers. Plus, we stenciled the project name and website info over 150 times on walkways around different neighborhoods.
- Presented at 14 community events or gatherings and at 13 community council meetings to let people know about the project and encourage them to participate.

Reaching the Most At-Risk

To hear from those directly impacted by displacement we:

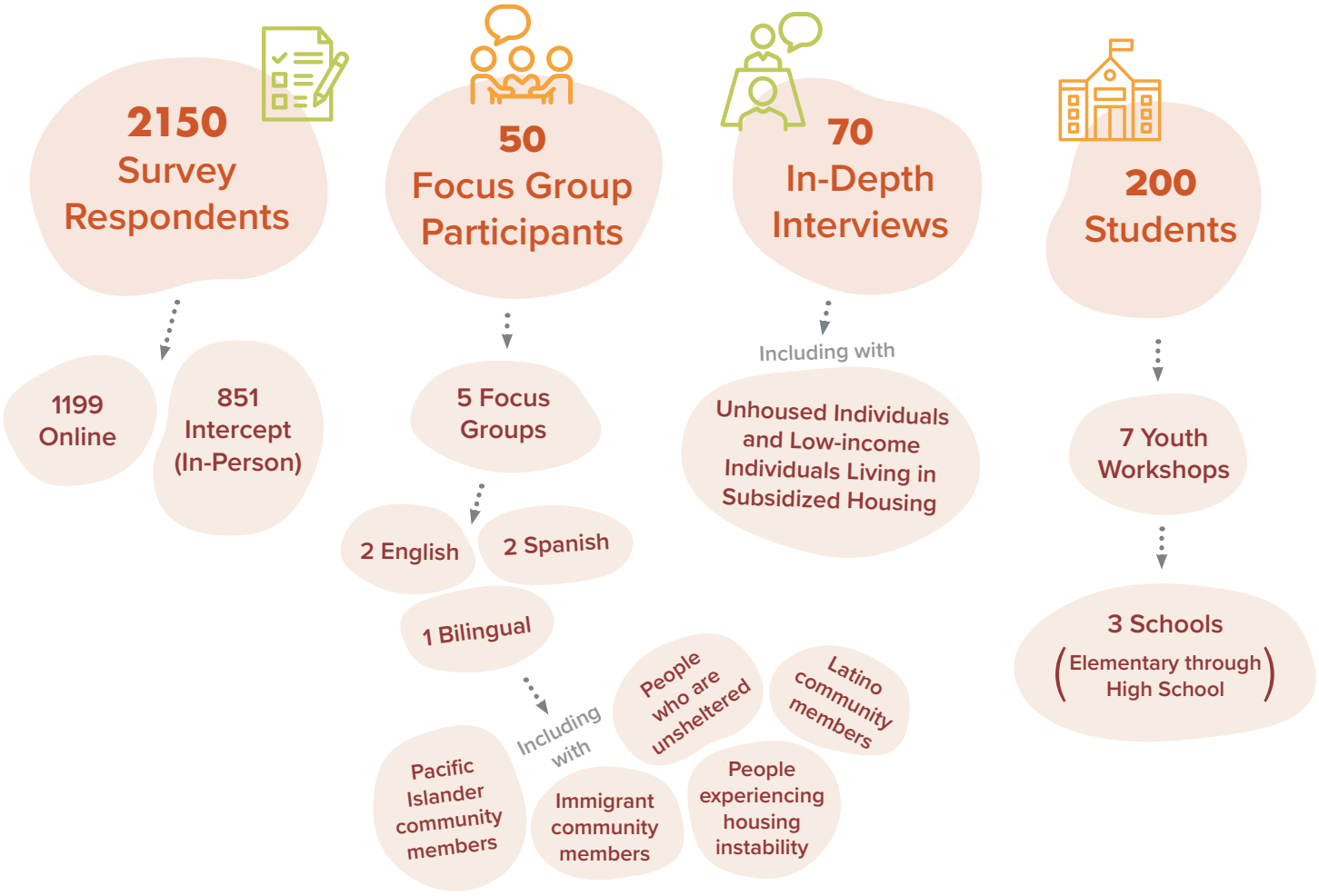
- Hired six Community Liaisons as trusted members of their communities to talk with folks they know about their experiences.
- Held five focus groups and nearly 70 one-on-one interviews to hear people's stories and delve into their experiences, perspectives, and ideas. (see pg. 26)
- Hosted seven youth workshops with over 200 students to hear their thoughts about changes in their neighborhoods and how to make the city a better place for everyone. (see pg. 32)

Section 3

WHO WE HEARD FROM

We heard from...

Nearly **2,500 people** whom contributed their time, input, experiences, and ideas. This involved:



DIG DEEPER

Explore the University of Utah's Work from Fall 2021

In addition to the work outlined in this report, we had a jump-start in Fall 2021 thanks to two classes at the University of Utah. Check out their work, including 21 Story Maps documenting interviews with over 400 residents and capturing valuable information about cultural assets, housing issues and neighborhood change as well as their presentation on Zoning for Equity.

Check it out by clicking here!

Section 4

WHAT WE HEARD

We had over a hundred hours of conversation—in one-on-one interviews, focus groups and youth workshops—in addition to having over 2,150 people respond to the survey. That's a lot of valuable input.

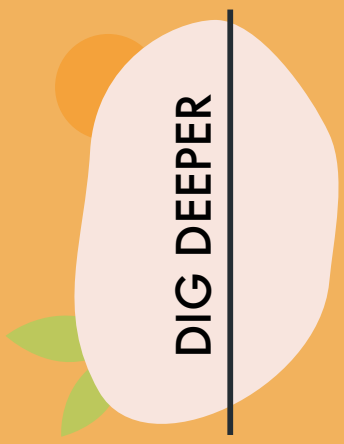
We've worked to sort through it all, and pull out key themes and takeaways.

In short, gentrification and displacement are issues of significant concern for people throughout the community, and are impacting many lives. There is widespread desire for more affordable housing and for ensuring that people are not displaced so that the benefits of new investment and growth can be shared by all.

Survey Responses

A community survey was conducted between February and April 2022. It was available in English and Spanish. It consisted of six multiple choice questions and one open-ended question in addition to asking people to identify their neighborhood and provide basic demographic info. It could be filled out online in addition to being used for in-person interviews by University of Utah students. You can see the survey format and questions here.

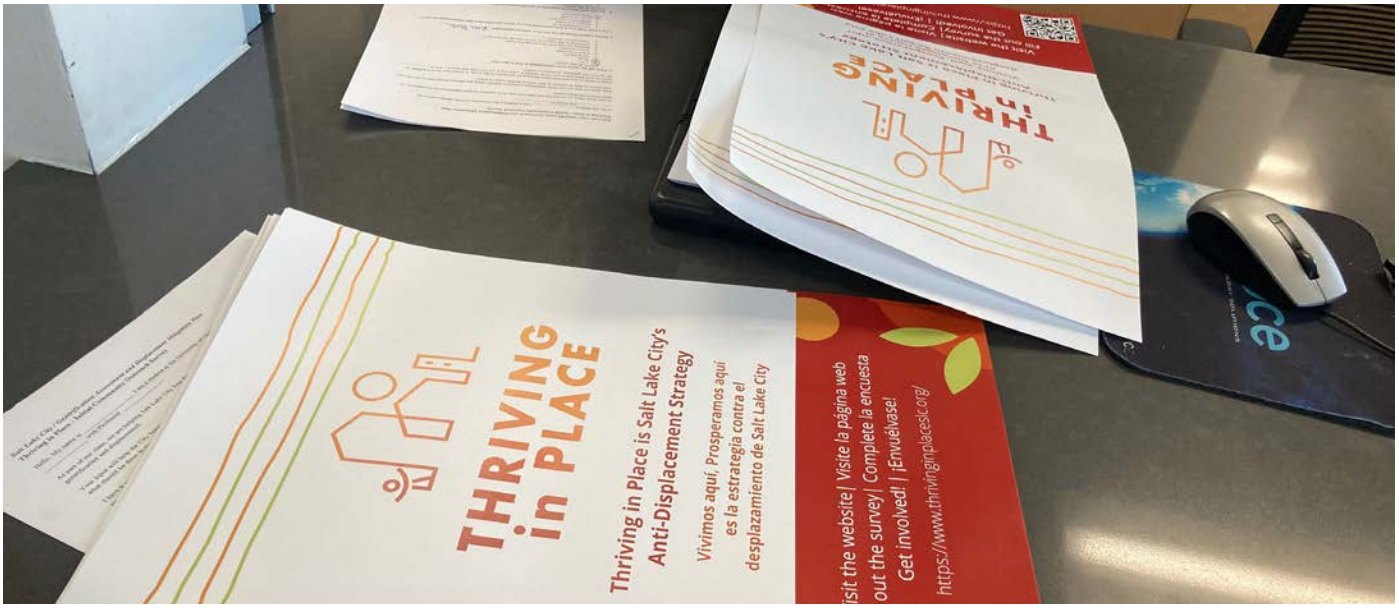
Keep in mind that in most answers, people could choose more than one response, so the number of responses is often higher than the number of people who took the survey.



Download the Community Survey Data Viewer

To give everyone the opportunity to explore the survey responses, we've built a tool you can use to see a summary of the data based on income group, race/ethnicity, renter/owner status and Council district. You can also see the full list of open-ended responses that people provided.

Check it out by clicking here!



Profile of Survey Respondents

Approximately 2,150 people took the survey, with 42 percent responding to it in-person (being interviewed by a student who then entered the data). The profile of people completing the survey was similar to the overall Salt Lake population in terms of income (figure 1), race/ethnicity (figure 2) and whether they were homeowners or renters (figure 3).

Figure 1: Income of Survey Respondents vs Citywide Population

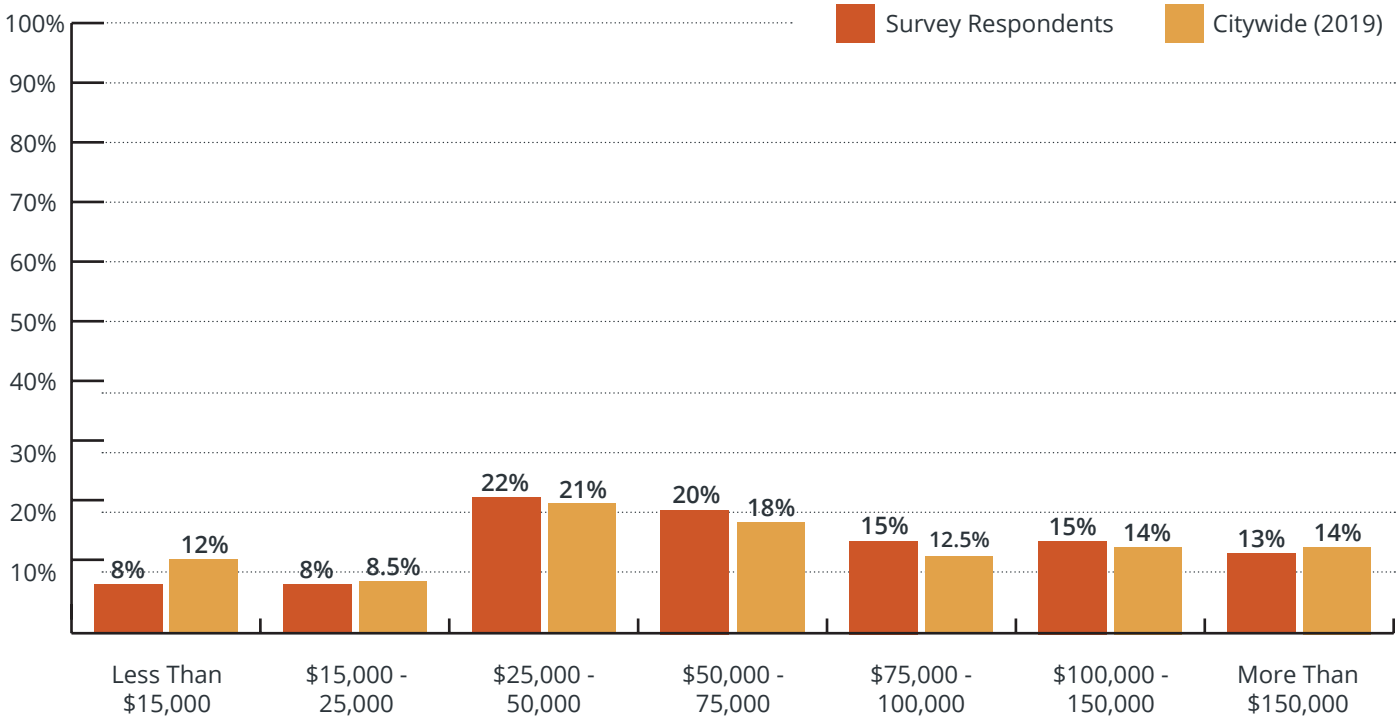


Figure 2: Race / Ethnicity of Survey Respondents vs Citywide Population

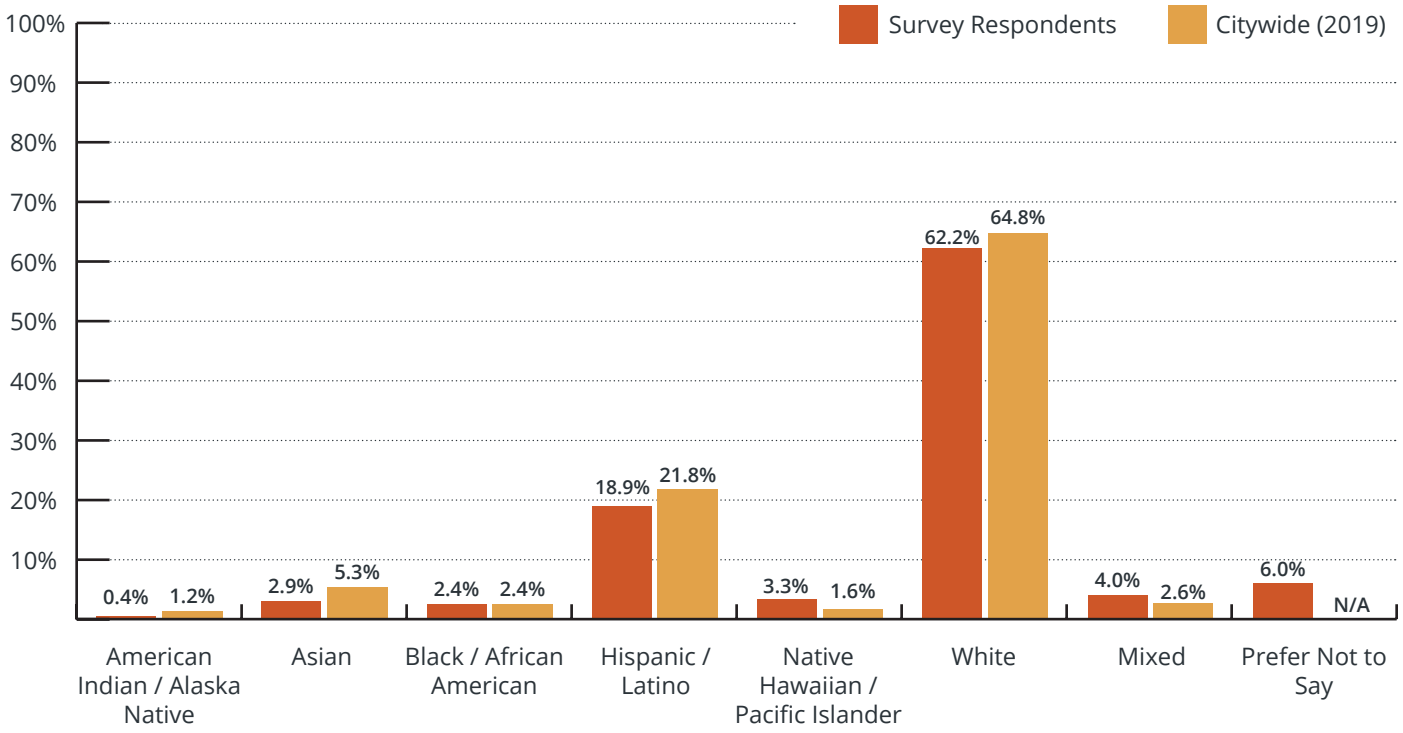
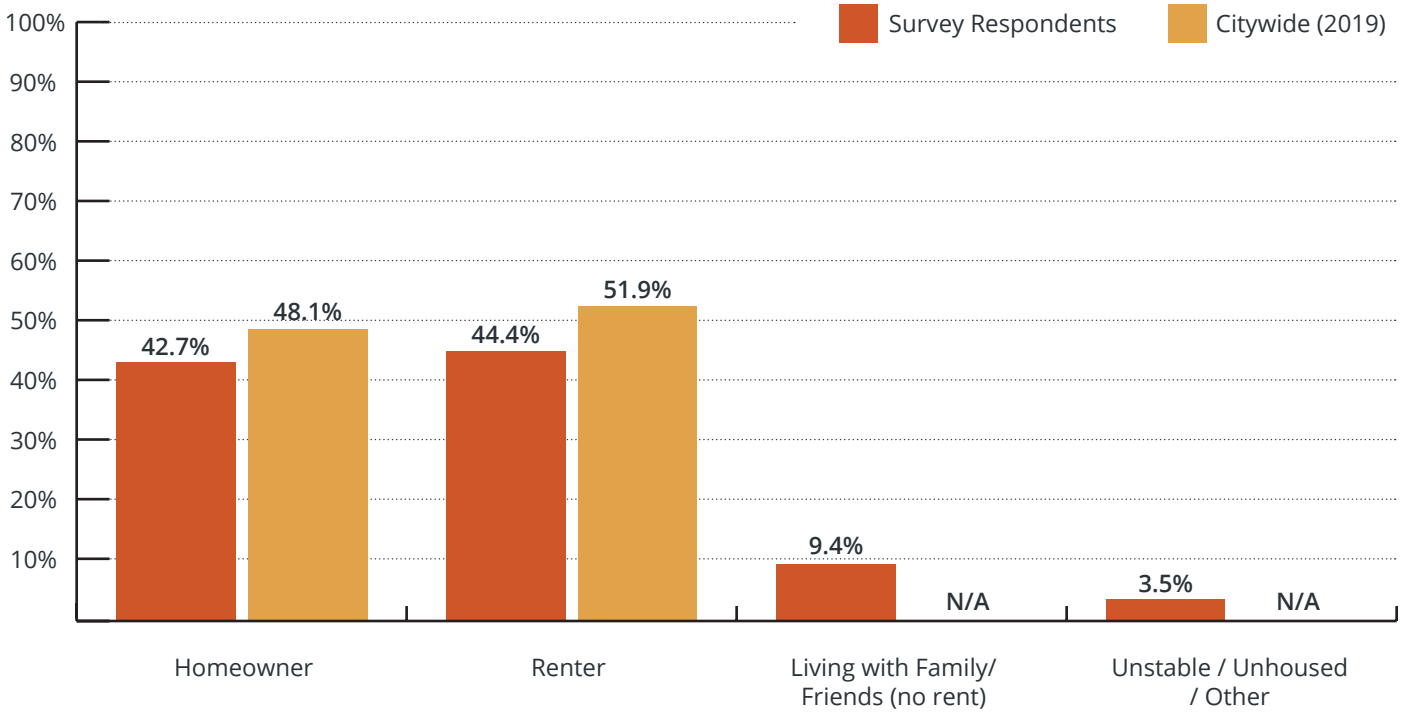


Figure 3: Housing Status of Survey Respondents vs Citywide Population



Level of Concern About Gentrification and Displacement

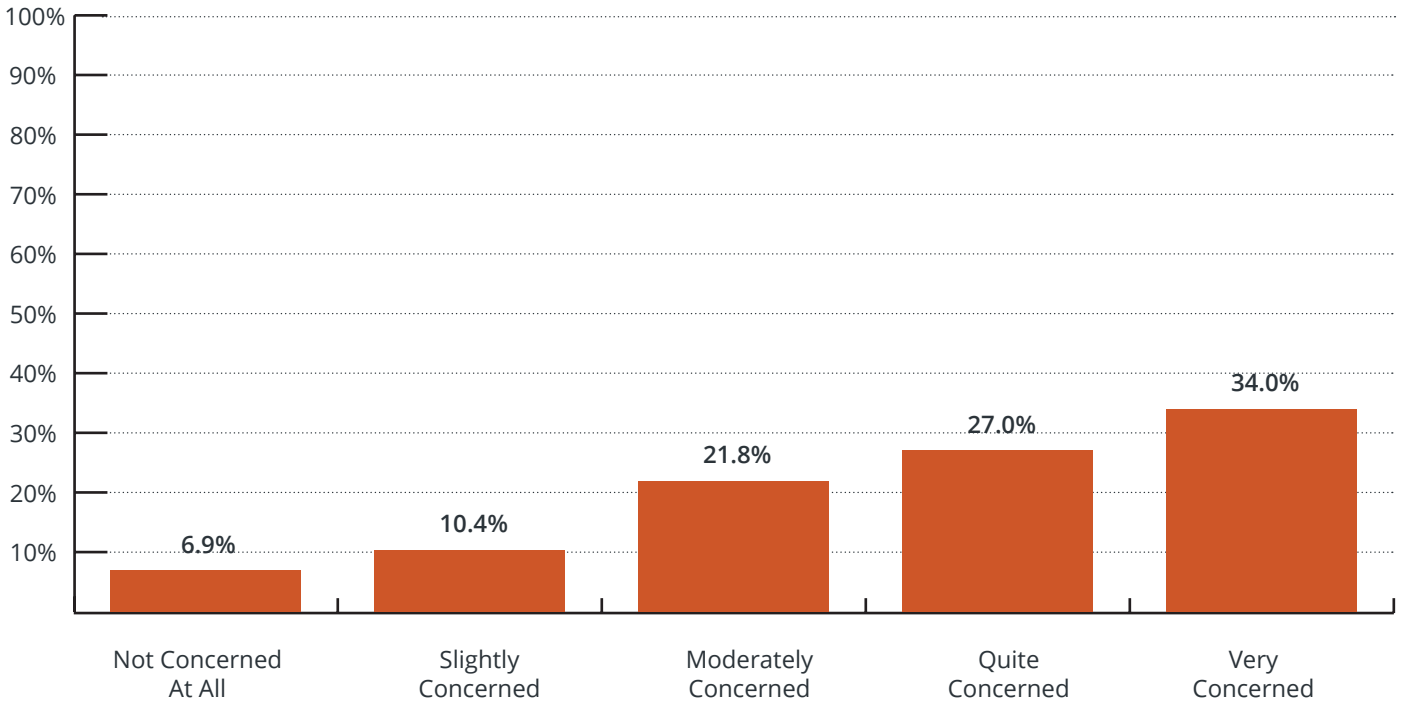
All groups expressed high levels of concern, especially renters and lower income people.

A significant majority of survey respondents (81%), across all race and ethnicity groups, expressed moderate to very high concern about gentrification and displacement.

Those who are "very concerned" are more likely to be renters, living with family or friends without rent, facing an unstable housing situation, or unhoused, which is understandable given the direct impact of increasing rents. However, a majority of homeowners expressed that they are quite or very concerned.

A majority of respondents within each income bracket expressed a moderate to very high level of concern, with lower income households being the most concerned. The percentage of those who hold moderate to very high levels of concern reduces incrementally with each higher income bracket. For example, those earning between $15,000 and $25,000 had the most concern (90% expressed moderate to very high concern) while those earning $150,000 were less concerned (but still, 74% expressed moderate to very high concern).

Figure 4: Level of Concern About Gentrification and Displacement

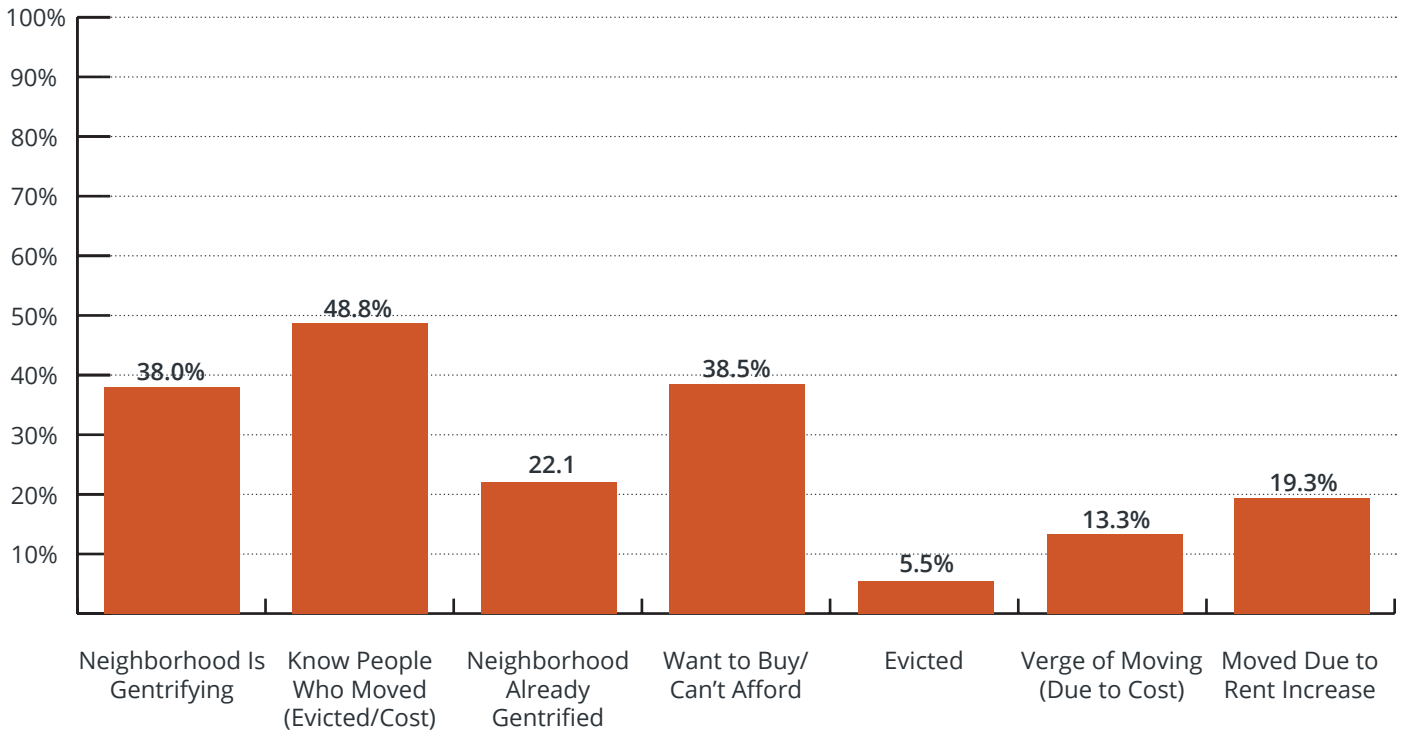


Experience with Gentrification and Displacement

Most Recognize or Have Experienced Gentrification and Displacement in Their Neighborhood

Nearly all respondents (close to 95%) indicated some direct experience with the impacts of gentrification and displacement. Over half of respondents have experienced their neighborhood gentrifying or live in a neighborhood that already has gentrified, and nearly half have known someone who has already moved due to eviction or high housing costs (with 5.5% reporting having been evicted). Almost 20% said they have had to move due to rent increases, while 13% are on the verge of moving due to increased costs. Close to 40% of respondents want to buy but cannot afford a home. We know from our parallel data analysis that many of these people are renters who might otherwise be moving into lower cost for-sale "starter homes," but instead are staying in the rental market, inadvertently putting pressure on rents because they are able to pay more than lower income households.

Figure 5: Experience with Gentrification and Displacement

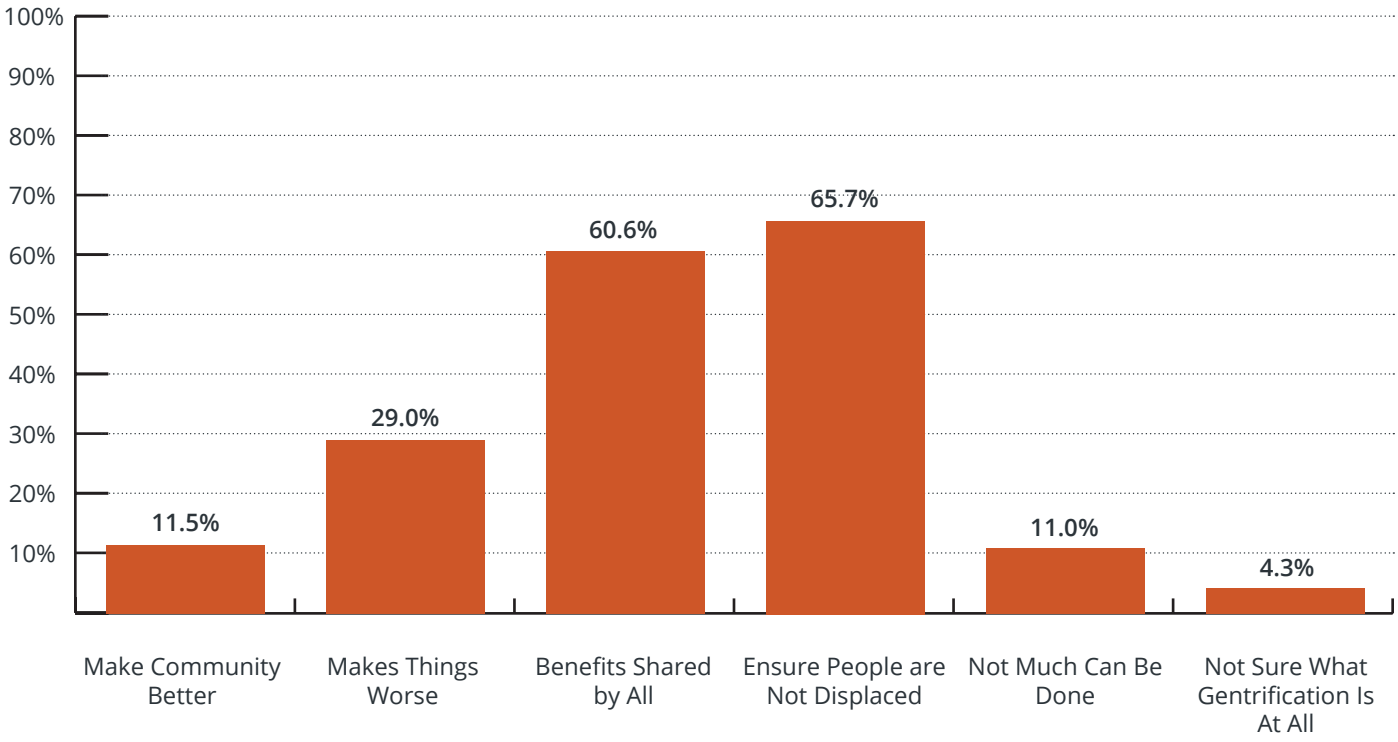


Views on Gentrification and Displacement

Despite Mixed Opinions, Most Agree That No One Should Be Displaced or Excluded from the Benefits of Change

A clear majority of people expressed that the benefits of investment should be shared by all and that the City should work to ensure that people are not displaced. However, there are mixed opinions about whether gentrification makes neighborhoods worse (29%) or better (11.5%), and just over 1 in 10 expressed that "not much can be done." Perhaps not surprisingly, lower income respondents were more likely to see gentrification negatively (about 40% of respondents with incomes less than $50,000 chose "makes things worse") compared to higher income respondents (16% of those making over $150,000 chose "makes things worse").

Figure 6: Views on Gentrification and Displacement

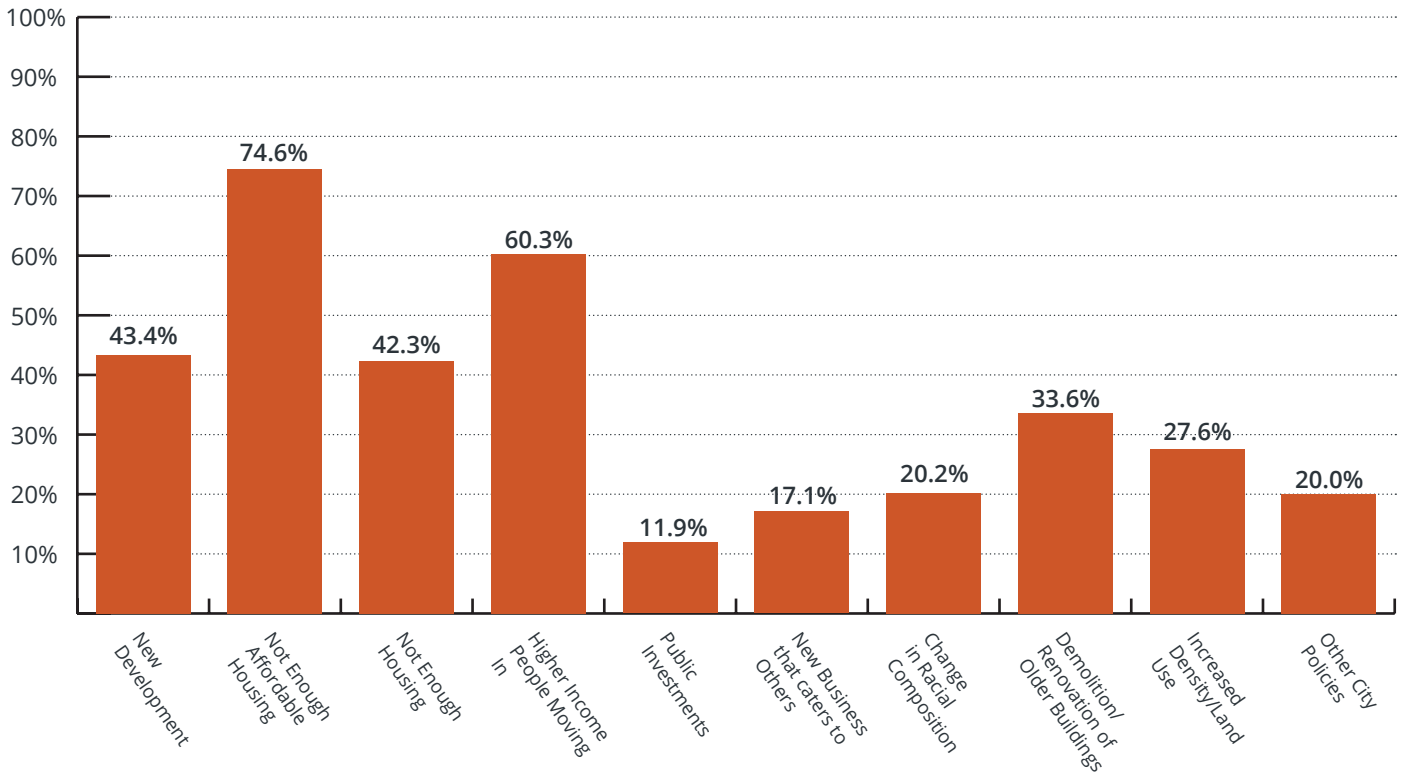


Perceptions of What Contributes to Gentrification and Displacement

People See Lack of Affordable Housing as the Main Issue

Overall, the majority of respondents (especially renters) believe gentrification and displacement are due to a lack of affordable housing and higher income people moving in. Many respondents (over 40%) also pointed to a lack of housing in general as well as new development as a cause of displacement, while a third pointed to the demolition or renovation of older buildings as a contributing factor.

Figure 7: Perception of What Contributes to Gentrification and Displacement

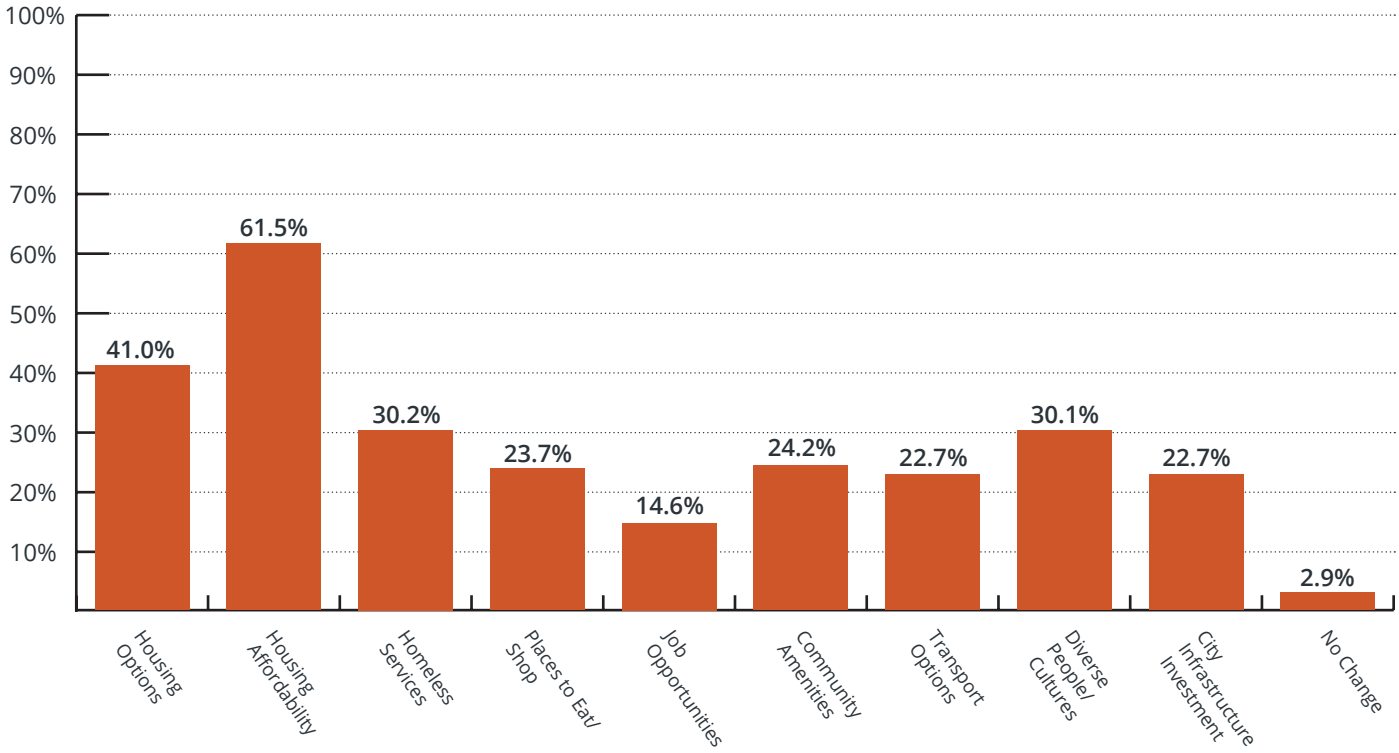


What Neighborhood Improvements Would You Like to See?

People Want More Affordable Housing

When asked what they would like to see improved in their neighborhoods, the most common response was housing affordability (61.5%) and more housing options (41%), with renters being particularly focused on these issues (72% and 52%, respectively). By comparison, while homeowners chose more housing affordability the most often (45%), they also expressed higher preference for diverse people and cultures (35%) and more places to eat and shop (32%) than for more housing choices (30%).

Figure 8: What Neighborhood Improvements

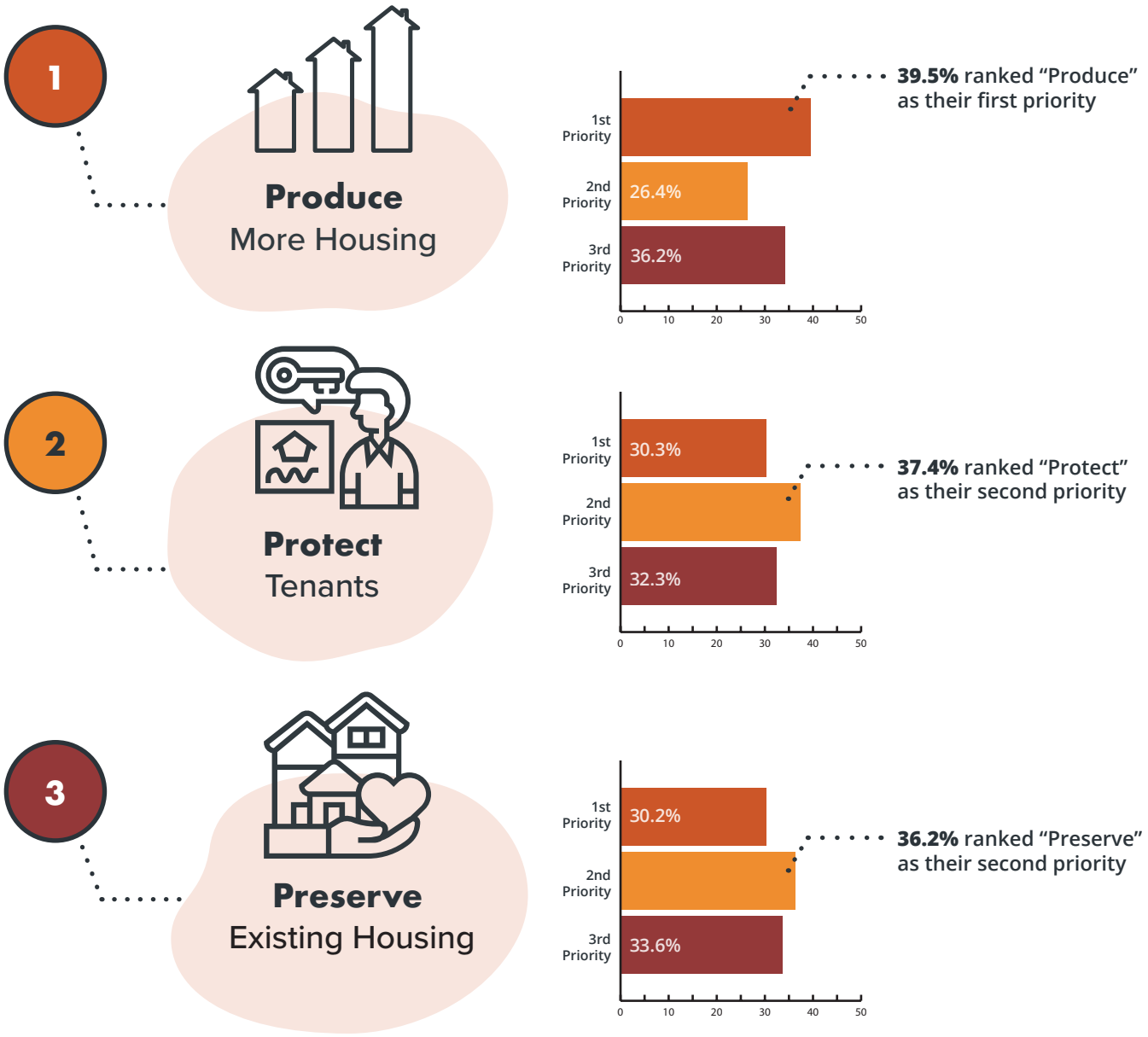


What Actions Would You Support?

Produce, Preserve, and Protect Are All Priorities

Overall, respondents prioritized more housing production as the top choice on actions they would support, but not far ahead of actions to protect tenants and preserve existing housing. Renters are more focused on tenant protections than homeowners (35% made it their top choice) while homeowners are more focused on housing preservation than renters (34% made it their top choice). But even then, production was the top choice for both groups (37% and 36%, respectively).

Figure 9: Ranking Actions by Priority



Focus Groups and Interviews

Five focus groups and 70 one-on-one interviews were conducted between February and April 2022. The goal of these conversations was to hear people's stories, experiences, perspectives, and ideas about gentrification and displacement. Questions were open-ended and generally similar to those in the community survey, but less structured so that the conversation could delve into specific issues and ideas in more depth.

Most of these conversations were led by our six Community Liaisons. Some were conducted in English while others in Spanish. Participants included individuals experiencing housing insecurity and homelessness as well as service providers.

DIG DEEPER

Explore What People Said in More Detail

We wrote a summary of what we heard from the focus groups on the pages that follow. But if you want to dig into the data yourself, you can view our sorting of the takeaways and themes from the different activities.

Check it out by clicking here!

Experiences of Gentrification

"I am concerned that the beauty, history, and diversity of this community will be pushed out and even erased in the name of progress."

"Small, locally-owned businesses are being pushed out due to demolition and unaffordable rents in new businesses, and we are losing our architectural heritage in the city."

"My daughter who is 30 can't afford to live in my area despite a good paying job. If she loses her current rental, I don't know where she will go."

Weakening of the Community

The rising cost of housing is making it harder for people to thrive, with displacement causing a loss of diversity as well as individual and community-level trauma. Many have experienced or witnessed friends, family members, co-workers, and neighbors being priced out and needing to move elsewhere, namely to West Valley City, Stansbury Park, and Tooele. People described living on one's own to be a greater challenge now, and mourned the loss of community spaces and local businesses.

"I'm close to several housing insecure or homeless people in my personal life and in my neighborhood. I lIve along the JRPT and see people displaced from camps, only to have to build new camps elsewhere."

"I just see a lot more harassment towards homeless. they look so down on us."

"Rents are like $1200-1500 a month—come on—and vouchers are only good for $800 or $850. How are we supposed to get cheaper rent for a place like this? I can't go anywhere else in Salt Lake."

Worsening Challenges Faced by the Most Vulnerable

High housing costs are making it harder for those already experiencing housing instability and homelessness. For example, participants of the Palmer Court Focus Groups said that their housing vouchers are not sufficient to cover the high rent prices, and that those who have been evicted are having a harder time finding a place to live or are even being denied housing vouchers. They also pointed out that victims of domestic violence and people living with disabilities are particularly vulnerable. They said that as a result many are being forced to live in "condemned housing," "slum housing," or without housing.

Attitudes about Gentrification

Overall, people we heard from have a ***negative view of gentrification***, explaining that it disrupts their"quality of life and community. They described feeling excluded, distrustful and powerless.

Exclusion

Some believe gentrification can be good if it benefits the community as a whole. However, they feel that is not the case when current residents are not able to access the benefits and lower income people are disproportionately affected and forced to leave.

Distrust

There's a general distrust of the government. Some feel that there has not been enough done by the City or State to intervene and protect existing communities from being displaced. They think that those in power do not have their best interests at heart and are instead motivated by personal gains. However, there are some who think that the City and nonprofits are trying to provide as much support as they can.

Loss of Power

Some feel that newcomers contribute to the gentrification by organizing, taking power, and pushing policies that further alienate existing community members.

"It can improve communities to a point, but when housing and other resources become inaccessible to everyone but the very well off, it is a detriment."

"Not enough benefits and resources are equitably distributed and supported across communities to prevent gentrification from happening."

"Council needs to cater to community needs for housing not developer wants!"

"I don't feel like I have enough power to do something because I'm a person of color."

Perceived Causes of Gentrification

Limited Supply of Affordable Housing

Participants said there is simply not enough affordable housing available for low to moderate income people. They do not consider much of the new housing being built to be affordable nor to fit their needs. They also do not think the government has made a sufficient effort to preserve the existing supply of affordable housing or to control the cost of housing.

Newcomers Put Pressure on Housing Prices

Participants view the trend of out-of-town newcomers moving to Salt Lake City as a factor driving up housing demand and prices.

Prioritizing Growth Before Community

Some perceive gentrification to be enabled by the City through the over-prioritization of growth and economic development over the protection of current residents and preservation of the existing community.

Ignorance and Erasure

Some think that newcomers' ignorance about the culture or history of the existing community contributes to the displacement and erasure of existing residents and cultures.

Greed and Prejudice

Some believe that the problem is caused by individuals' greed, racism, and classism.

Resources People Turn to for Help

Relying on Community for Support

Many said that they rely on their community for support—turning to community-based or religious organizations for help. Services they have sought out include housing assistance/counseling, food pantries, career counseling, and health clinics.

> "We didn't know what to do... [A local community organizer] was a huge help. Huge. She fought for us. She told us everything We needed to do. She fought for our housing for a whole year."

Where Resources Are Lacking

Participants said that there's a lack of support for those living with disabilities or mental health challenges. Poor case management was also identified as an issue.

> "The case manager is key to many of these services. So what are my thoughts about what can be done? One of them is would be to have more case managers."

Thoughts About What Can Be Done

The following list of policy suggestions was collected from participants and grouped into themes. This list is a reflection of community members' desires, not a formal proposal. However, it will be taken into account when developing policy and program proposals during the next phase of Thrive in Place (see pg. 40). ***Please note that while some of these suggestions are within the City's control, others would require intervention at the County, State, and/or Federal level (e.g. rent control, regulating short-term vacation rentals, etc.).***

Grow the Housing Supply

- Evaluate current land use and consider permitting housing or converting other types of lots or buildings into housing.
- Build more middle housing (like duplexes, triplexes, and small apartment buildings).
- Promote accessory dwelling units and reduce restrictions.

Preserve Existing Affordable Housing

- Programs that support or subsidize the repair of existing affordable housing.
- Programs that monitor home sales and support the sale to existing community members.
- Expand the Community Land Trust program.
- Regulate the conversion of short-time vacation rentals from affordable housing.

Protect Renters

- Programs that address absentee landlords and neglected properties.
- Expand tenant protection policies.
- Establish rent control policies.
- Reduce barriers for receiving rental assistance.

Expand Homeownership Opportunities

- Increase homeownership opportunities for the working class.
- Increase homeownership education and housing counseling.
- Improve tax policy and increase tax relief for lower income homeowners.

Increase Social Services

- Provide immediate, transitional assistance for those at risk of eviction and displacement or experiencing housing instability.
- Increase support for people experiencing homelessness, especially children.
- Increase the number of social workers and case managers available.
- Improve homeless shelters.
- Address drug addiction.

Focus on Workforce Development

- Improve access to better-paying jobs, especially for unsheltered people.
- Increase educational opportunities.
- Create regulations that limit large corporate chain stores and support locally owned businesses.

Improve Community Engagement

- Make public meetings more accessible, for example by scheduling them during times when more residents can participate.
- Improve representation from different community and racial/ethnic groups (e.g. Latinx, Pacific Islander, etc.) and raise the voices of leaders and organizers who can voice the concerns of their community.

Youth Workshops

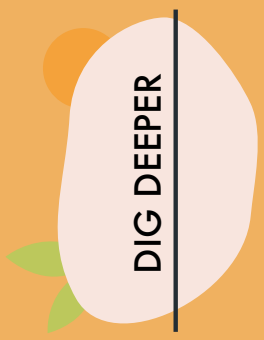
Seven youth workshops with 200 student participants (elementary to high school) were hosted between February and April 2022. The goal of these workshops was to help the students understand gentrification and displacement in their neighborhoods, hear their perspectives and stories, and inspire their creativity through community visioning exercises.

Students Are Anxious about Change in Their Communities

Although "gentrification" and "displacement" were new terms for many of the students, most already recognize that these forces are at play in their communities. This is the most important takeaway from the youth workshops. They have seen the evictions and displacement of their friends, family, and neighbors. They have noticed the permanent closures of local businesses. They have observed the demolition of existing rental homes for the construction of new flats. Some even shared their personal experiences—one student said that they needed to move away from the area due to rising costs. They said that gentrification can also lead to benefits such as increased investment and public improvements, but they are anxious about the consequences of gentrification for themselves, their families, and their community.

Students Want to See Their Community Be Welcoming For Everyone

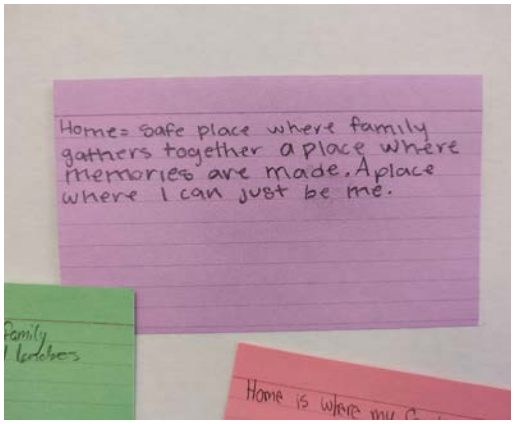
Students shared a vision for how they would like to see their community develop. They want to see Salt Lake City develop into a place that is welcoming and secure for all. They want to see investments in public amenities that benefit the community as a whole, such as shops, schools, parks, gardens, and farms. They do not want to see their family and friends be displaced. Finally, they wish to see the City do more to prioritize, protect, and preserve their existing community.



View the final slide presentation by the University of Utah's Plan Making class

At the end of their semester, the University of Utah students who supported the community engagement presented the results of their work to the community. See the full summary, which includes more details about the youth workshops, focus groups, and interviews.

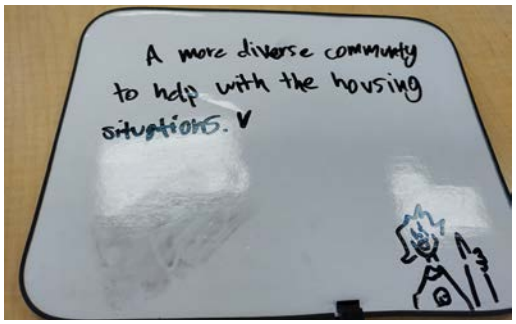
Check it out by clicking here!


Home= safe place where family gathers together a place where memories are made. A place where I can just be me.
Home is where my


M T W TH F


A place I feel
acceptance


PEACE


A more diverse community
to help with the housing
situations.


What is Gentrification?


M T W TH F


QUEEN

Section 5

WHAT WE LEARNED

In addition to what we heard through the community engagement process, we also studied gentrification and displacement data to document and understand trends in Salt Lake City and the region. Following is a short summary of what we learned, with links to more detailed reports.

Displacement Risk Analysis

We analyzed displacement using a cutting-edge model developed by the Urban Displacement Project at the University of California, Berkeley (a project partner). It is the most advanced model of its type, and Salt Lake is one of the first places in the country where it is being used.

The model incorporates large data sets on a number of displacement-related factors to estimate the level of displacement risk faced by renter households who are very low income (earning 50% or less of the Area Median Income, or AMI, which in Salt Lake City in 2019 was $80,196) and those who are low income (earning between 50% and 80% of AMI).

Displacement occurs when more renter households in those income categories are leaving an area than are moving in. The results of the model were used to create maps indicating which areas are experiencing probable displacement, moderate displacement or high displacement. The map also includes a layer showing where rental housing units that are affordable to different income groups exist. This helps identify "displacement pathways"—where are the more affordable areas where people can go when displaced?

DIG DEEPER

Read the Urban Displacement Project's Full Report

To give everyone the opportunity to read more about the analysis, check out UDP's full report and explore the Displacement Risk and Affordability Maps.

Check it out by clicking here!

Key Takeaways

Here are the key takeaways from UDP's analysis, all of which resonate with what we heard in the community input:

- ***Displacement in Salt Lake City is significant and getting worse***. It is particularly high east of the Granary and south of Central Ninth and Ballpark.

- There are ***no "more affordable" neighborhoods in Salt Lake City*** where lower income families can move once displaced. This is a particularly striking finding; something that UDP has not seen before in their work around the country.

- Salt Lake City is growing and ***there are not enough affordable units for low-income families***.

- Almost ***half of Salt Lake City's renter households are rent burdened*** (they are spending over 30 percent of their income on housing, which—when you're low income—does not leave much for everything else).

- ***More than half of all families with children live in neighborhoods experiencing displacement risk.***

- Displacement affects ***more than half of white households in Salt Lake City and disproportionately affects households of color***.

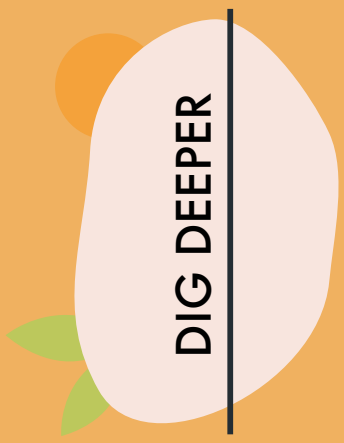
- ***Latinx and Black households are particularly susceptible to displacement***, as they have median incomes that are lower than what is required to afford rent in the city.

- The ***patterns of displacement reflect historic patterns of discrimination and segregation***, as many areas experiencing high displacement risk are areas that were redlined in the pastt.

Student Analysis of Anti-Displacement Strategies

In addition to their work supporting community engagement, students in the Plan Making course at University of Utah reviewed and categorized policies and programs being used in Salt Lake City to counter the forces of displacement. These include efforts to ***protect*** tenants, ***promote*** housing production, and ***preserve*** existing affordable housing. They also reviewed potential additional policies and programs that could be enacted or strengthened to better respond to the scale and scope of need documented through the displacement risk analysis and community input. These policy and program strategies cover topics such as increasing community ownership, creating stronger incentives, zoning changes and improved renter assistance. As Thriving in Place moves into its second phase of work, we will be building upon their work (with some refinements to address incomplete or inaccurate information) to support community conversations and help prioritize actions.

As Thriving in Place moves into its second phase of work, Crafting Collaborative Solutions, their work will provide a valuable resource for community conversations and prioritizing actions.



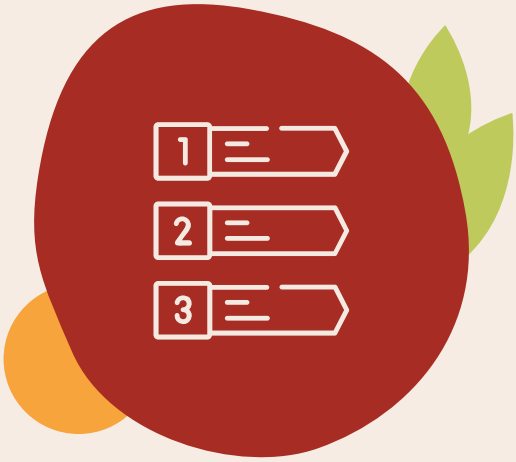
Read the report by the University of Utah's Plan Making class

Read the student's summary of engagement work they led and their analysis of current and potential anti-displacement policies and programs.

Check it out by clicking here!

Section 6

WHAT COMES NEXT



The results from Phase One, summarized in this report, help us understand the problem we are trying to solve. It positions us for making decisions about what we can and should do in response.

Setting Expectations

As we move into Phase Two, Crafting Collaborative Solutions, there are a few important caveats to keep in mind:

- ***There are no quick and easy solutions.*** The factors that drive displacement are complex, varied, and interconnected. There's no quick fix. We will need to work together to build upon what the City and others are already doing, crafting new policies and other actions that are appropriately sequenced, assessed and calibrated for maximum impact.

- ***Change is constant.*** Cities and neighborhoods change over time, and many of the economic and social drivers of change are beyond our control. However, there are aspects of change that we can affect, helping to shape the future we want.

- ***It will take time.*** While there are near-term actions that can respond to specific issues and challenges, many policies and programs take time to put into place and even longer to have an impact. That should motivate us to act, so that those benefits can be realized sooner rather than later.

- ***There will be trade-offs, and some things are off the table.*** Every course of action has pros and cons, with some people benefiting more than others. Further, there are legal and regulatory structures that limit some courses of action for the City and its partners. As we evaluate options, we will focus on what's actionable, carefully consider trade-offs, and ensure that those most impacted by the forces of displacement are prioritized.

- ***We are all in this together.*** We are all impacted by displacement, and addressing it will require coordinated, cross-sector action. While the City has an important role, many of the responses will need to be regional in scope and require that multiple sectors (government, nonprofits, funders, real estate, and others) have a shared understanding of the problem and a collaborative plan of action.

DRAFT Guiding Principles

To translate What He Heard and What We Learned into a policy and program proposals and a plan for collaborative action, we have developed a set of Draft Guiding Principles that will be discussed, revised, and refined in the months ahead as a Framework for Action.

As they are refined, the principles will be used to guide City policymaking for areas that are within its control as well as to guide cross-sector coordination and advocacy for area's outside of direct City control.

1. Be pro-housing *and* pro-tenant.

- Locate and incentivize new residential development where it will benefit the most people (close to opportunity).
- Discourage new development where it will do the most harm (in areas where dense concentrations of renters already live, especially lower income renters).
- Enact pro-tenant policies that protect renters living in affordable homes.
- Establish policies and programs to minimize displacement from new development and support those who are displaced.

2. Increase housing options and choices *everywhere*.

- Create gentle infill and rental housing opportunities in every neighborhood.
- Support new housing at all income levels.
- Incentivize lower priced for-sale housing to provide homeownership opportunities to moderate and lower income people.
- Make it easy and attractive to build affordable housing.

3. Invest in equitable development.

- Increase spending on rental assistance and affordable housing construction and develop new funding sources to make it possible.
- Maximize community ownership of housing through mission-driven nonprofits, coops, shared housing, public housing, and land trusts.
- Support living wage jobs.
- Support cultural institutions, locally owned businesses and public spaces that help communities thrive in place.

4. Make sure the economics work.

- Incentivize projects that are catalytic and align with guiding principles.
- Target incentives in the areas where new development will have the least displacement impacts and maximum benefit.
- Ensure policies and regulations are meeting guiding principles and provide for flexibility to adjust as needed.
- Prioritize affordability in land use policy implementation.

5. Build an eco-system for action.

- Create a platform for ongoing communication, coordination and collaboration.
- Continue to listen to those who are most impacted.
- Agree on roles and priorities.
- Work together to fund shared priorities.
- Track what matters.

THRIVING IN PLACE: SALT LAKE CITY'S ANTI-DISPLACEMENT STRATEGY | PHASE ONE SUMMARY REPORT

July 2022

Appendix D:

Housing SLC Engagement Report

Appendix 1
Housing SLC Engagement Report

An Update to Salt Lake City's 5 Year Plan:

HOUSING SLC

ENGAGEMENT REPORT

Salt Lake City Department of Community and Neighborhoods

ACKNOWLEDGEMENTS

Housing SLC Project Team

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- Erik Fronberg
- Kyle Irvin
- Joelette Organista
- Rachel Paulsen
- Hannah Regan
- Jamie Stokes

Internal Working Group

- Department of Community and Neighborhoods
  - Planning
  - Housing Stability
  - Transportation
  - Youth and Family Services
- Department of Economic Development
  - Salt Lake City Arts Council
- Department of Parks and Public Lands
- Department of Public Services
- Department of Public Utilities
- Department of Sustainability
- The Office of the City Council
- The Office of the Mayor
- The Redevelopment Agency of Salt Lake City

External Working Group

- AARP
- Alliance House
- Assist Utah
- Catholic Community Services
- Community Development Corporation of Utah
- Crossroads Urban Center
- Disability Law Center
- Giv Group
- International Rescue Committee
- Neighborhood House
- NeighborWorks
- People's Legal Aid
- Pik2ar
- Salt Lake County Aging and Adult Services
- The Road Home
- University Neighborhood Partners
- Utah Community Action
- Utah League of Cities and Towns
- Wasatch Front Regional Council

University of Utah College of City and Metropolitan Planning

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- Jason Berntson
- Vincent Carson
- CK Chae
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- Joshua Rebello
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- Alex Stewart
- Connor Stone
- Justice Propser Tuffour
- Oliva Ann Vielstich
- Julie Williams

TABLE OF CONTENTS

INTRODUCTION

The issue of housing is perhaps the most frequently discussed topic among local policymakers and residents. As the City's previous plan, Growing SLC, nears expiration, Salt Lake City is preparing to create a new affordable housing plan for 2023-2028 called **Housing SLC.**

The City began public engagement in July of 2022 to continue to build understanding of the challenges surrounding housing. Taking a holistic approach, the project team asked the public questions not only about physical sheltering, but also about factors contributing to a sense of community and livability within their neighborhoods.

The Project Team utilized multiple methods of engagement including: organizing pop-up events, tabling at local festivals, administering paper and online surveys, posting to social media, attending housing specific-functions, and hosting focus groups. In addition, planning students at the University of Utah were assigned various outreach efforts. Special attention was given to reaching Spanish-speakers, with all event advertisements and surveys being available in Spanish and Spanish speaking staff and partners at events the Project Team hosted.

This engagement emerged from and built upon the engagement and data analysis conducted through Thriving in Place. A full report of those engagement efforts can be found here.

These efforts resulted in engagement with approximately **4,070 individuals** between August and November of 2022. What follows is detailed descriptions of engagement methods and the feedback received. These findings will guide the creation of policies and plans for Housing SLC.

Members of the public share their vision for their neighborhood at the International Peace Gardens on July 28th, 2022.

TOP TAKEAWAYS

1. **Development for All Salt Lakers:** Whether via survey or in-person conversation, the public consistently mentioned the proliferation of luxury apartment buildings in Salt Lake City. Residents are concerned Salt Lake City's development is geared towards high-income earners instead of families with children, students, seniors, and those who work at local businesses and schools.

2. **More Help for Renters:** Many who participated expressed desperation about their housing situation and/or frustration with what they saw as unfair increases in rent. Members of the public suggested improvements to the City's Good Landlord Program (Landlord Tenant Initiative), increased education about rental resources/affordable housing, and rent control.

3. **Cost of Living Stress:** Both the in-person mapping activity (Page 05) and the Housing SLC survey (Page 13) showcased the public's desire for better and more connected transportation options and greater access to affordable and healthy food. At the heart of this feedback was mounting stress about everyday expenses.

4. **Housing for Those Experiencing Homelessness:** For respondents, housing was a more popular solution to homelessness than homeless resource centers/emergency shelters. Homelessness was the second most frequent topic of feedback on the qualitative portion of the Housing SLC survey, with most participants citing the need for more behavioral health and treatment options for the unsheltered.

5. **Equity:** A major concern for participants is geographic equity. In their view, affordable housing should be distributed throughout the city to minimize the impact of gentrification and displacement on the Westside in particular. Residents expressed frustration with what they saw as development in a vacuum: the addition of new housing but the disruption of neighborhood businesses and grocery stores in the process. Furthermore, participants felt the new housing added to historically marginalized areas is often too expensive for locals to afford. Similarly, they felt projects and resources aimed at tackling homelessness should be more evenly distributed.

TIMELINE

- **July 28th:** Engagement Kick-Off
- **August 9th:** Beginning of Event Tabling
- **August 10th:** Online Survey Launch
- **August 12th:** Paper Surveys Distributed
- **September 6th:** Reddit Ask Me Anything
- **September 8th:** Film Screening
- **September 24th:** End of Event Tabling
- **October 19th:** Renters' Rights Event
- **October 31st:** Close of Online Survey
- **November 10th:** Paper Surveys Collected

ENGAGEMENT METHODS AND OUTCOMES

IN-PERSON METHODS: MAPPING VISION

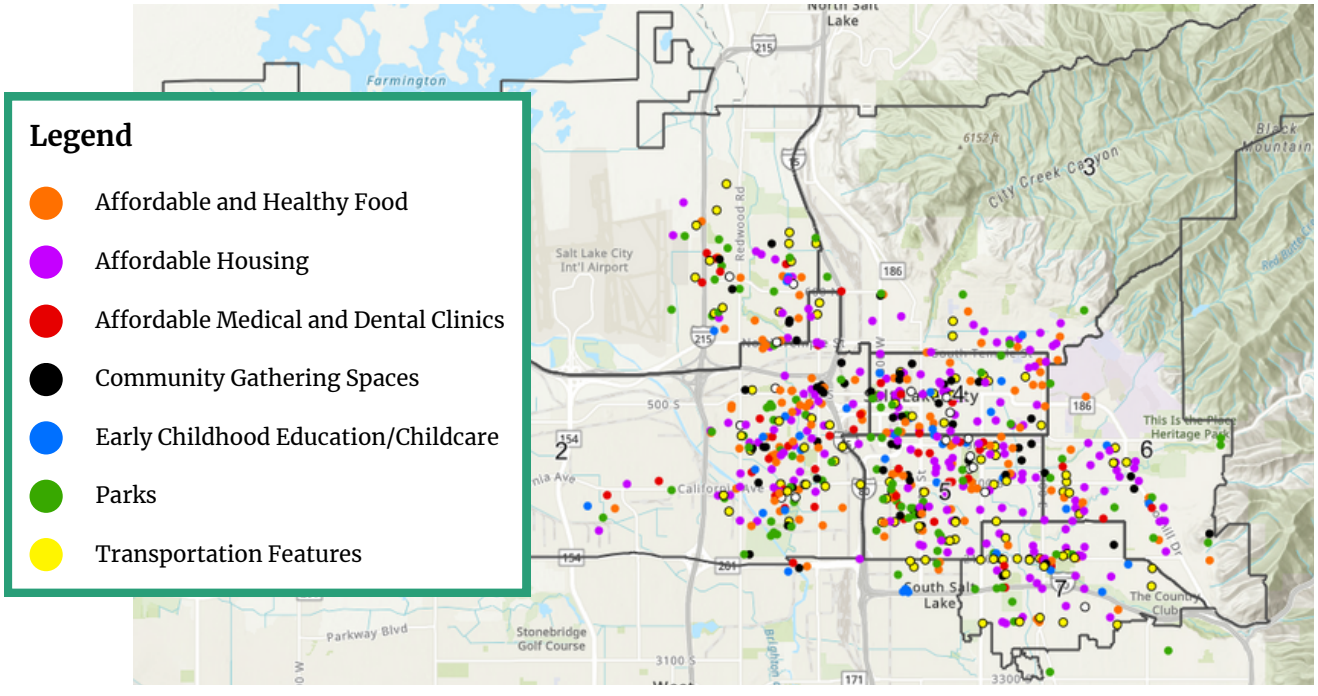
The Housing SLC Project team attended multiple events around Salt Lake City to ask residents: **If you could add anything to your neighborhood, what would it be?**

Participants were asked to select a colored pin corresponding to specific amenities, and place the pin on a map of Salt Lake City where they felt the need for that amenity was highest.

Key Takeaways

- Residents would like to see affordable housing spread throughout the City, but also in their own neighborhoods so they can continue living in them.
- Pins indicating a hope for improved transportation were clustered along 2100 South and along freeways.
- Parents on the Westside emphasized the need for a high school in their area.
- Residents strongly indicated their desire for more green space in the Ballpark area.
- Affordable housing was the most popular selection, followed by affordable/healthy food. Transportation and Parks were the third most popular selections.

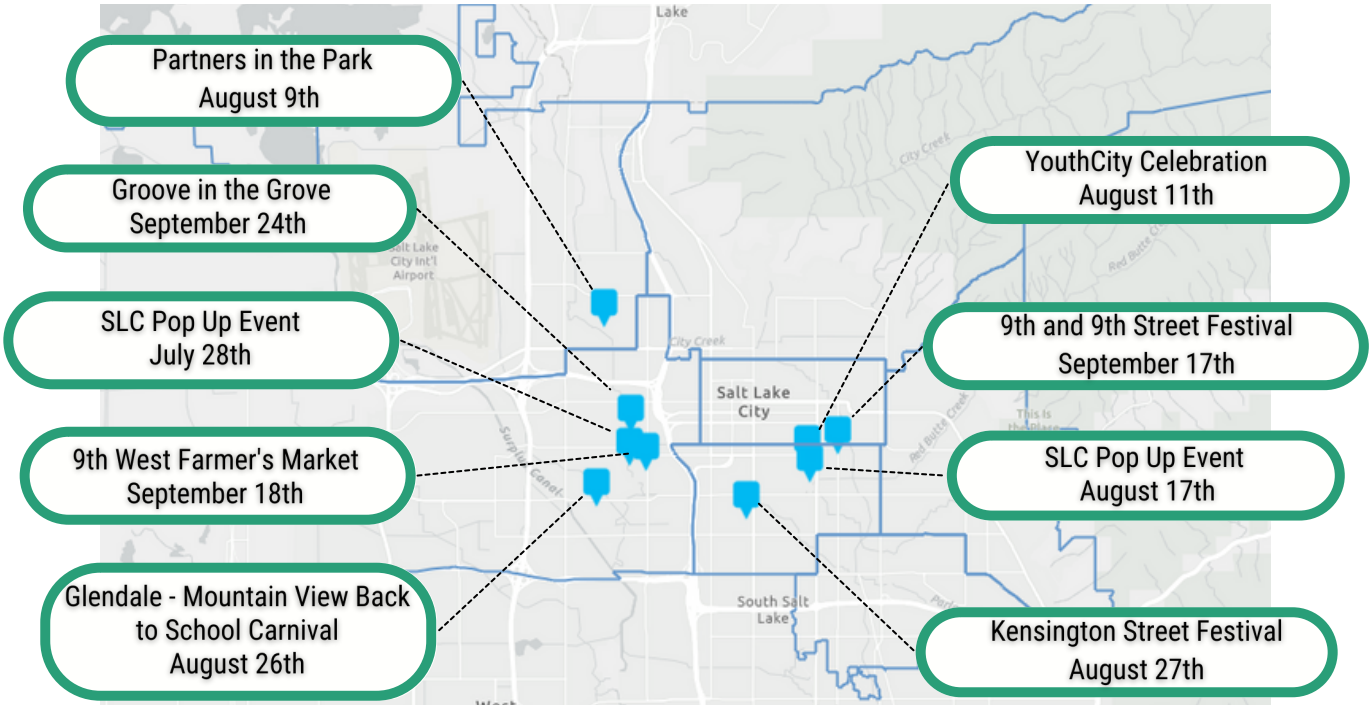
Vision Map Responses



To view a web version of the map, with the ability to filter points, click **here.**

IN-PERSON METHODS: MAPPING VISION

Event & Pop-up Locations



The project team chose to attend events based on their probability of including residents whom the City might typically miss when gathering feedback.

The two pop-up events shown on the map, at the International Peace Gardens and Liberty Park, were hosted by the Housing SLC project team as a way to meet people where they were.

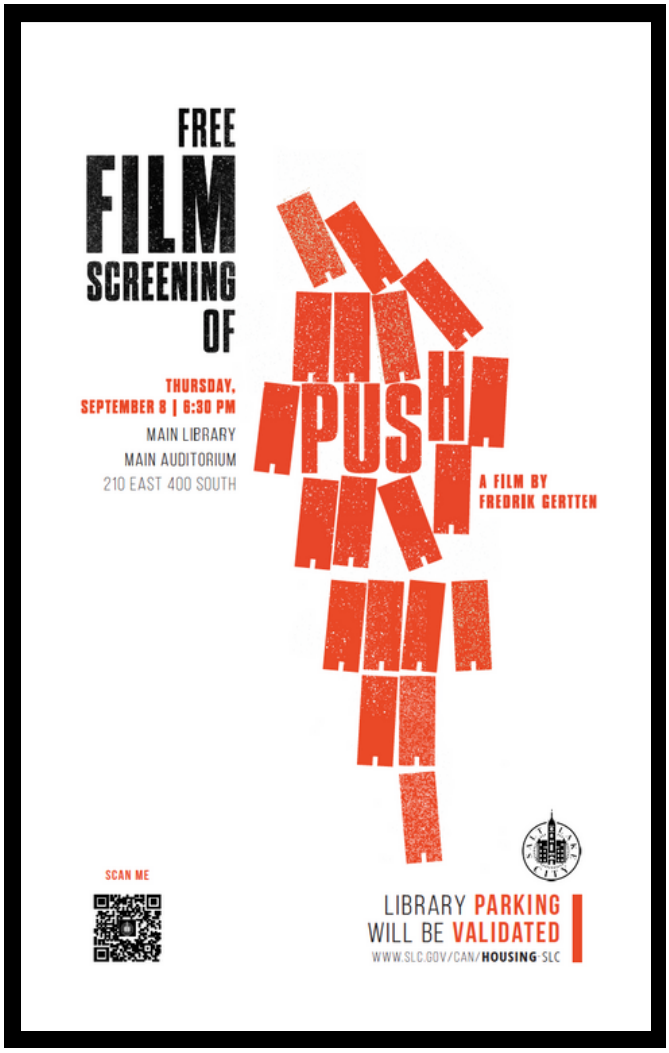
At pop-up events, the project team gave away free popsicles and talked with residents about their neighborhoods.

Pop-up events were advertised as family-friendly in both English and Spanish on Facebook, Twitter, Instagram, and Reddit. Spanish speaking staff and community partners were also present to engage with our Spanish speaking community.

IN-PERSON METHODS: FILM SCREENING

On September 8th, Housing SLC hosted a screening of PUSH, a film about the financialization of housing worldwide. The screening was largely advertised on social media and through word of mouth.

Intended as an an opportunity to educate the public and stimulate discussion about housing in Salt Lake City, the project team led an open discussion following the film.



Key Takeaways

- Attendees noted the trend of long-time residents being pushed out of Salt Lake City.
- Attendees mentioned how current types of development the market is producing aren't their needs or the needs of people who work for our small businesses.
- Attendees expressed a desire for greater renter protections and landlord accountability.

Lessons Learned:
Attendance was low at our screening, suggesting the need for greater advertising and/or the inaccessibility of the event. Many Salt Lakers don't have time to attend a 2.5 hour event on a weeknight.

IN-PERSON METHODS: RENTER'S RESOURCE NIGHT

On October 19th, Housing SLC hosted a renter's resource night in partnership with Utah Department of Workforce Services, the Disability Law Center, Utah Community Action, People's Legal Aid, Utah Legal Services, Alliance Community Services, and the Utah League of Women Voters.

The project team advertised the event on social media in English, Spanish, Somali, Tongan, Chinese, and Korean. The team also put up flyers at locations around the city advertising the event in English and Spanish. The event itself offered Spanish and ASL interpretation.

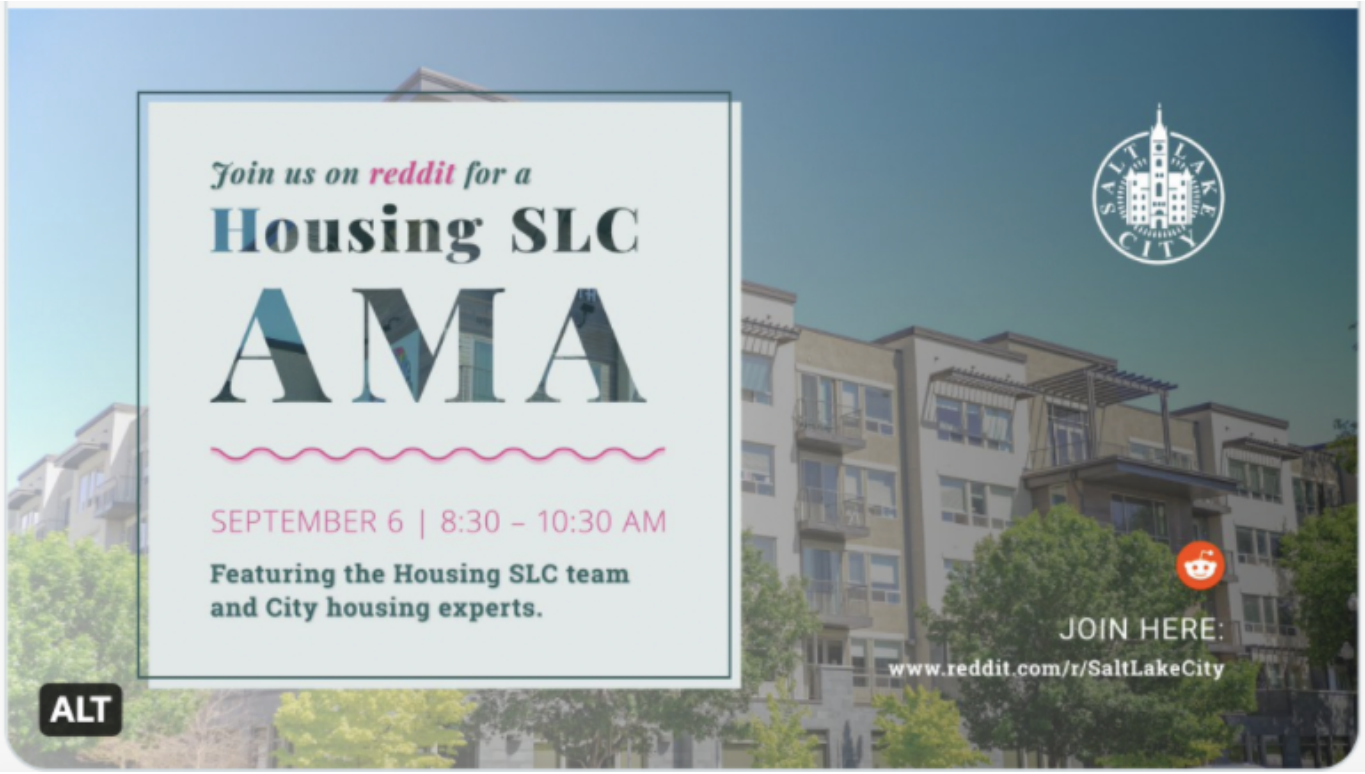
Community partners connected with residents and also participated in a short panel about renting, communication with landlords, and evictions. While the event was geared towards connecting renters with resources, the project team also interviewed attendees about their experiences with renting in Salt Lake City. Page 10 includes excerpts from two of the interviews.

IN-PERSON METHODS: RENTERS' RESOURCE NIGHT

"I have applied for every place you could imagine on the internet. They either don't call you or they say you're on a waiting list that never calls. And they have programs for felons — felon friendly — but they're really not... They say 'Well do you have any drug charges?' Mine are like 7 years old and I'm still being held for them. I'm not from this town. I'm from the country. I don't fit in here and I can't even get out of here. And it's just a depressing struggle."

"Currently, we are on a month-to-month lease and our landlord is renovating, and because of [an] eviction notice from 2015 that should never exist and their continuing to dismiss our entire experience as if that hasn't impacted every breath I've taken since then, we're going to be displaced again and I am stuck. I don't know. I don't know what to do about that."

ONLINE METHODS: REDDIT AMA



On September 6th, Housing SLC hosted a Reddit Ask Me Anything (AMA) about the City's new housing plan. The project team, plus the City's experts on housing and homelessness, convened to answer questions from the public.

The public left **121 questions/comments** and the AMA post, hosted on the SaltLakeCity Subreddit Page, received **81,000 views.**

Key Takeaways

- Participants would like to see improvements to the City's Good Landlord Program (Landlord Tenant Initiative).
- Worries about affordability abound - respondents mentioned the number of luxury units being built which they view as inaccessible to the majority of residents.
- Participants are interested in seeing rent control implemented.
- Environmental concerns were also at the forefront of the AMA. Will housing even matter if the Great Salt Lake drys up?

HYBRID METHODS: FOCUS GROUPS

WHAT ISSUES SHOULD HOUSING SLC ADDRESS?

In partnership with planning students from the University of Utah, Housing SLC hosted 9 focus groups. The focus groups were geared towards understanding the community's experience with housing and hearing suggestions about what the new housing plan could confront. While focus group questions differed slightly, major themes emerged. The chart below illustrates community groups' concerns and suggested solutions.

GROUPS: / ISSUES:	Senior Residents	LGBTQIA+ Pacific Islanders	Alliance Community Services	Glendale Community	Housing Nonprofit Leaders	City Personnel	Small Business Owners	Residents w/ Substance Abuse Disorders	Youth Experiencing Homelessness
Access to Food				X		X			
Access to Housing Information					X	X	X	X	X
Affordability	X	X	X	X	X	X	X	X	X
Aging in Place	X								
Different Levels of Gov Involvement		X	X		X				
Displacement		X		X	X	X	X		
Equity				X	X	X			
Gentrification		X		X					
Housing Variety		X	X		X		X		
Local Business Support		X			X	X	X		
Minority Inclusion		X			X				
Neighborhood Amenities	X			X			X	X	
Neighborhood Safety				X			X		
Transportation	X	X				X	X		

HYBRID METHODS: SURVEY

The survey opened in August of 2022. The online version was promoted on social media networks including Facebook, Instagram, Twitter, and Reddit, as well as through City newsletters and staff networks.

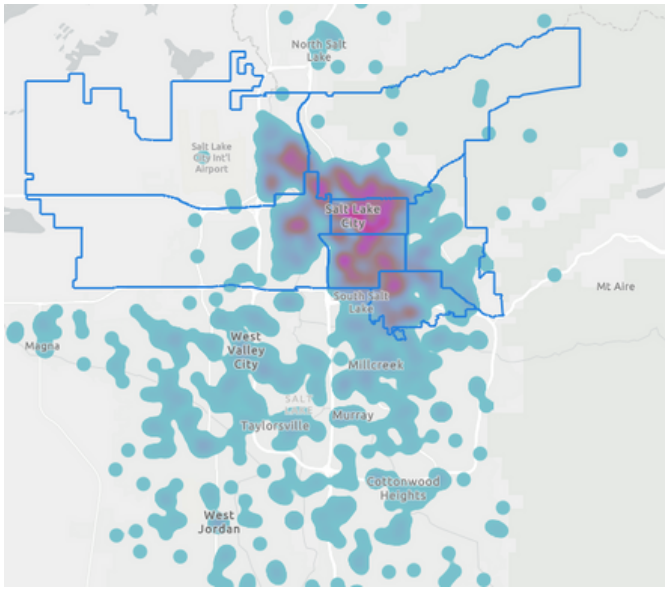
The paper version was distributed at community centers such as homeless resource centers and libraries (see page 31 for full list of locations.) Paper versions of the survey were available in English, Spanish, and Mandarin (at 1 location, upon request.)

287 people filled out a paper version of the survey, with 10 completing it in Spanish. **3,542 people** completed the online version of the survey, with 15 completing it in Spanish. Of the online responses, 759 were geo-tagged as originating from Salt Lake City proper.

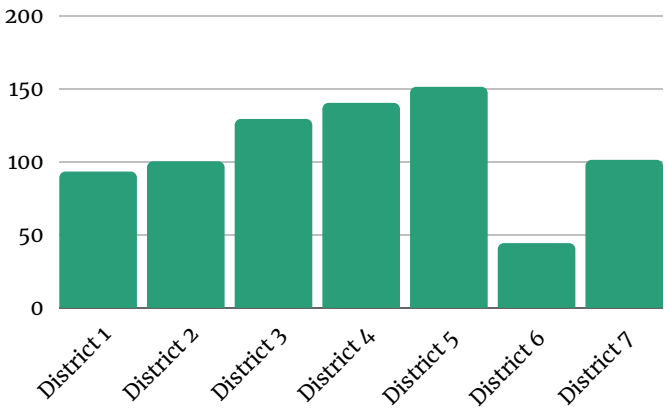
The survey did not prompt participants to provide their location, so geo-tagged location data gives us the best estimate of district-by-district participation. Still, the geo-tags are an imprecise measure. A participant may have taken the survey at work in District 4 but may actually reside in District 2. Due to this issue, basic results are displayed for the total respondents, geotagged Salt Lake City respondents, and paper survey respondents.

Inclusion of all responses, regardless of geo-location, allows us to account for Salt Lakers who have been displaced to other areas of the County, and non-residents who work in the city.

GEOGRAPHIC OVERVIEW OF RESPONDENTS
(TOTAL ONLINE RESPONDENTS)



RESPONDENTS BY CITY COUNCIL DISTRICT
(COLLECTED THROUGH GEO-TAGGED LOCATION DATA)



BASIC RESULTS

To maximize our response rate and avoid fatiguing the public with similar surveys, the Housing SLC Team partnered with Housing Stability to create one housing-related survey. While the Housing SLC team sought feedback to inform Housing SLC, Housing Stability's efforts centered on the best approach to Housing and Urban Development (HUD) requirements, including where funds should be spent. Survey questions should be viewed with this dual purpose in mind.

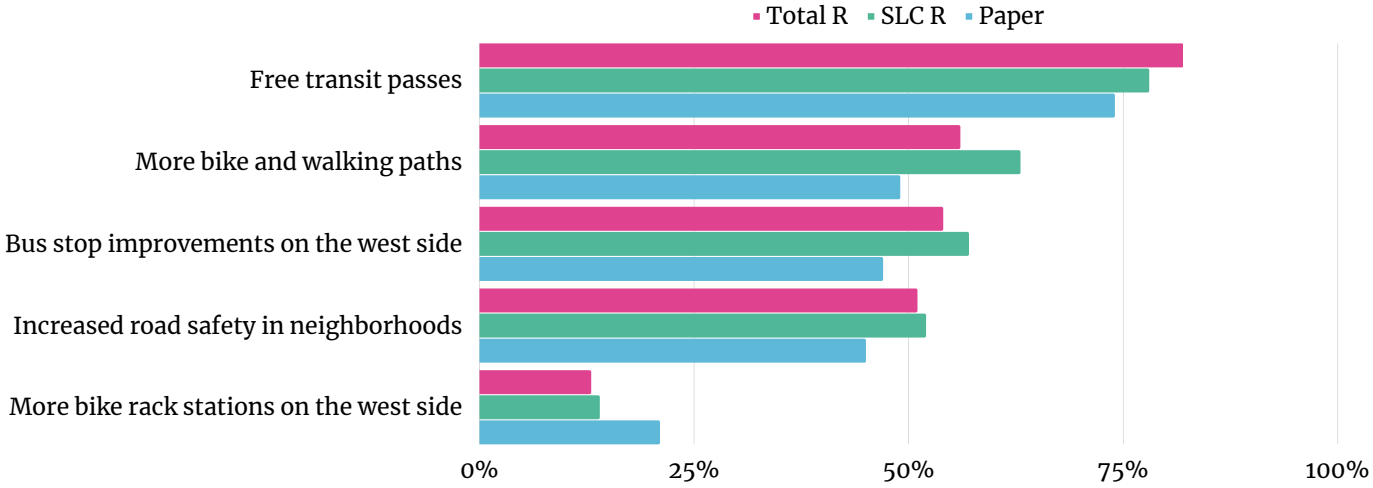
WHICH OF THE FOLLOWING SERVICES IN HOUSING SHOULD BE SALT LAKE CITY'S TOP PRIORITY?

Respondents were asked to select their top three priorities. 2,385 individuals or 62% of total respondents selected new affordable housing for low-income individuals as part of their top three.

BASIC RESULTS

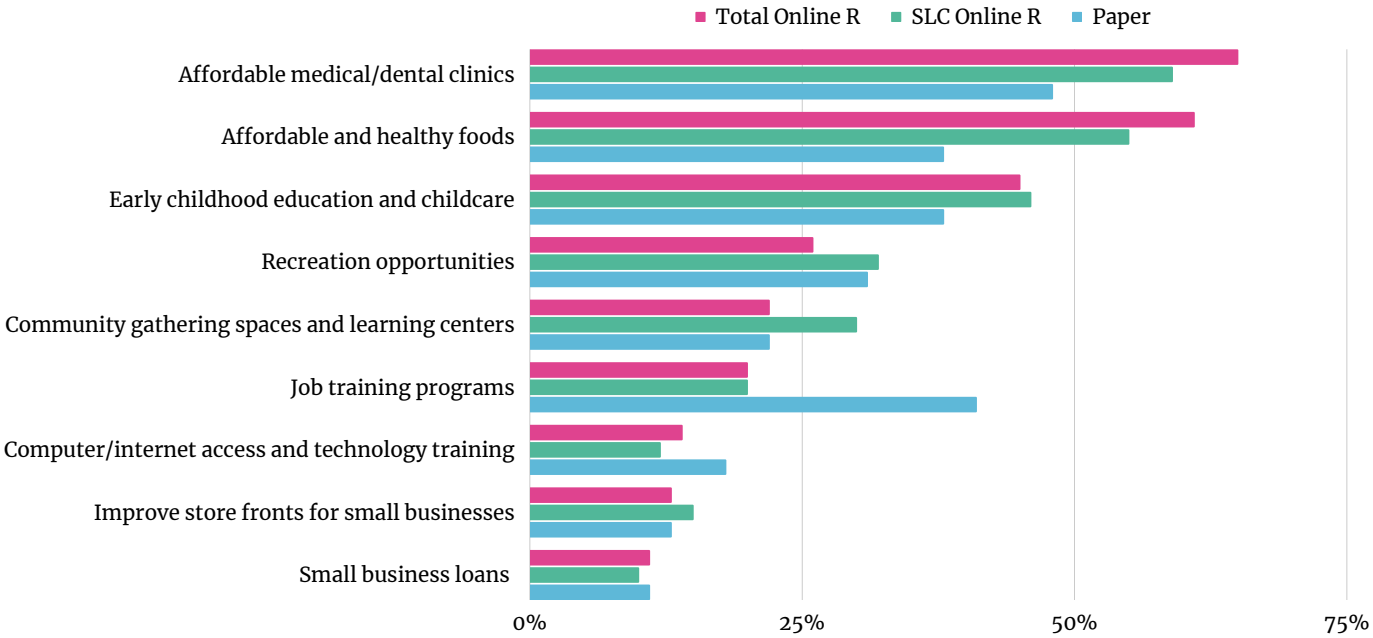
WHICH OF THE FOLLOWING TRANSPORTATION SERVICES SHOULD BE SALT LAKE CITY'S TOP PRIORITY?

Respondents were asked to select their top three priorities. 3,066 or 80% of total respondents selected free transit passes as part of their top three.



WHICH OF THE FOLLOWING SERICES IN BUILDING COMMUNITY STRENGTH SHOULD BE SALT LAKE CITY'S TOP PRIORITY?

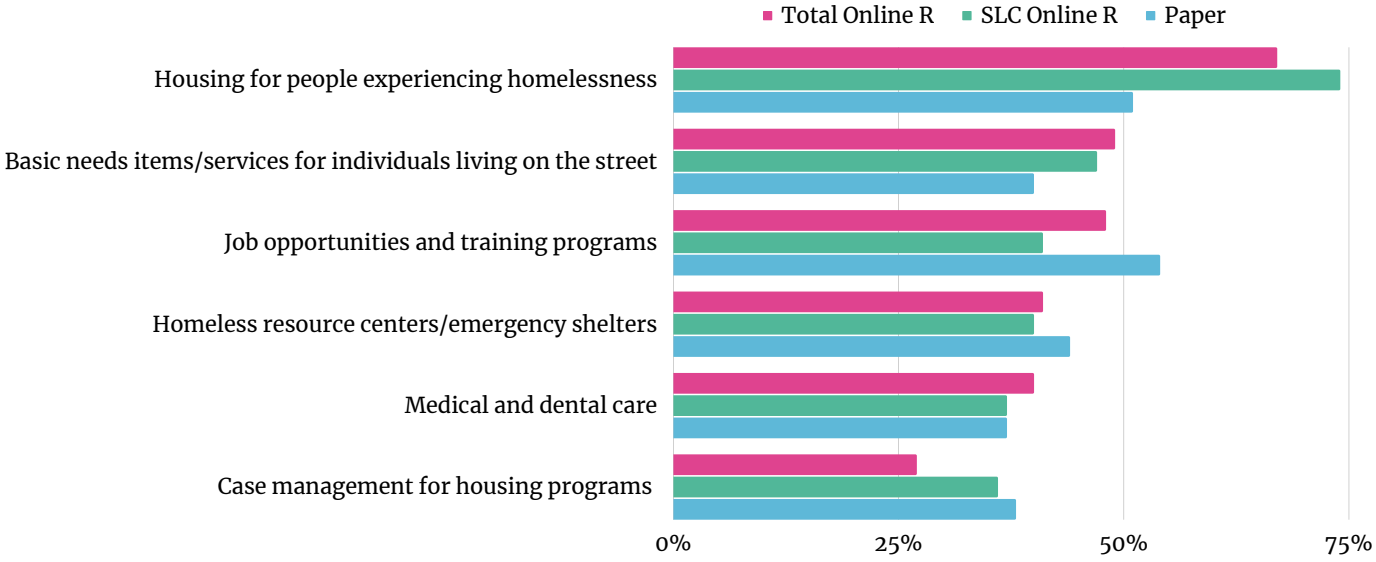
Respondents were asked to select their top three priorities. 2,435 or 63% of total respondents selected affordable medical/dental clinics as part of their top three.



BASIC RESULTS

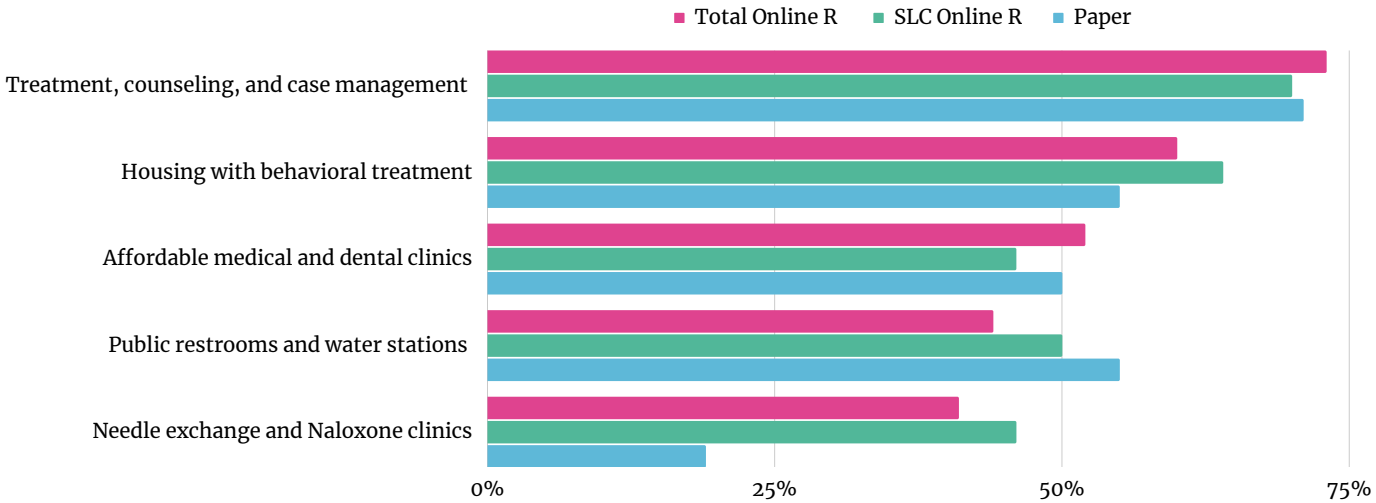
WHICH OF THE FOLLOWING SERVICES IN HOMELESS SERVICES SHOULD BE SALT LAKE CITY'S TOP PRIORITY?

Respondents were asked to select their top three priorities. 2,536 or 66 % of total respondents included housing for people experiencing homeless in their top three priorities.



WHICH OF THE FOLLOWING BEHAVIORAL HEALTH SERVICES SHOULD BE SALT LAKE CITY'S TOP PRIORITY?

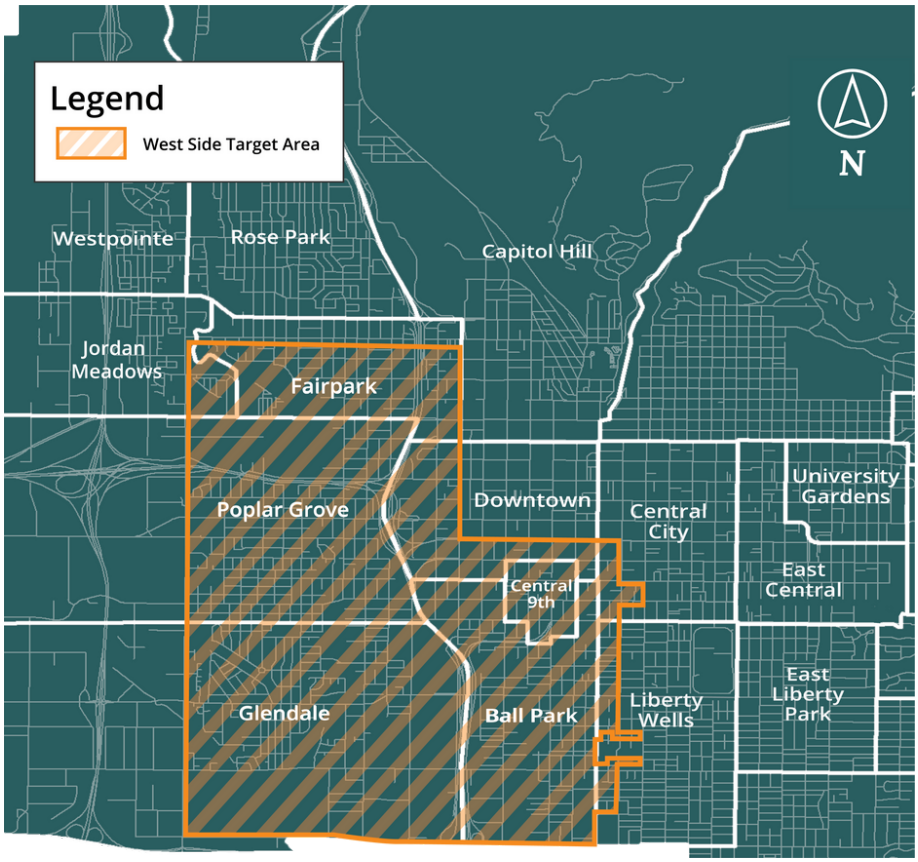
Respondents were asked to select their top three priorities. 2,802 or 73% of total respondents included treatment, counseling, and case management in their top three priorities.



BASIC RESULTS

TOP WESTSIDE NEIGHBORHOODS TO RECEIVE ASSISTANCE

Respondents were asked to select their top three priority areas. Due to space constraints, this question was not included on paper versions of the survey.



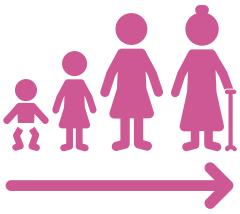
Neighborhood	Total Votes	SLC Only Votes
Ballpark	1837	421
Fairpark	1488	363
Glendale	1679	337
Poplar Grove	1391	374

DEMOGRAPHIC TRENDS

Updates to Salt Lake City's housing plan shouldn't be made based on one group's preferences. To get a clearer picture of the trends showcased above, we now further process the data by examining how income, age, and race and ethnicity correspond to survey answers. Breaking down demographic trends allows us to see whether or not trends are skewed towards a certain group or whether there is broad consensus among Salt Lakers on their vision for the City.

Income

Age



Race & Ethnicity

With further analysis of each of these prioritized groups, we present key takeaways regarding the following categories:

Housing | **Community Building** | **Transportation** | **Homeless Services** | **Area to Help** | **Behavioral Health**

While the above graphs showed responses broken down into three separate groups, (total online respondents, geo-tagged SLC online respondents, and paper respondents), the following graphs are based on total online and paper responses. All received responses are combined in order to increase the sample size from which to make inferences about patterns in the data.

PRIORITIES BY INCOME:
KEY TAKEAWAYS

Housing: New affordable housing for low-income residents and housing for people experiencing homelessness were the top two priorities across all income brackets, with those making less than $50,000 most supportive of new affordable housing. Providing access to home ownership was the third most popular priority for all respondents making more than $25,000.

Community Building: Affordable medical/dental clinics, affordable/healthy food, and early childhood education/childcare were the top three priorities across all income brackets.

Transportation: Free transit passes was the most frequently selected priority across all income brackets, with support lessening as respondent income increased. Support for adding cycling and walking paths increased as income increased.

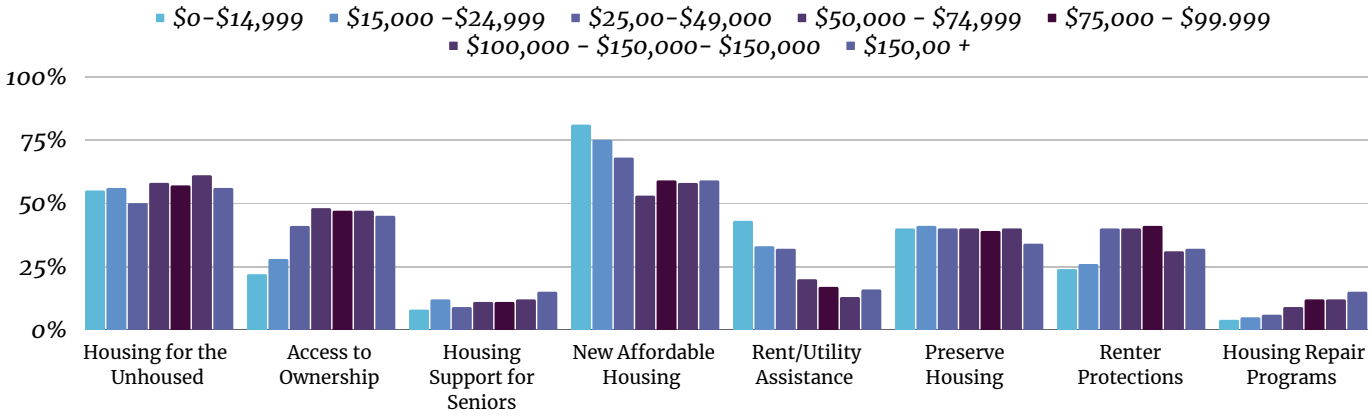
Homeless Services: Respondents across all income brackets most often selected housing for people experiencing homelessness as one of their top priorities.

Area to Help: Helping the Ballpark neighborhood was the most popular choice for respondents across income brackets, except for those making $24,999 or less, who were more supportive of helping Downtown.

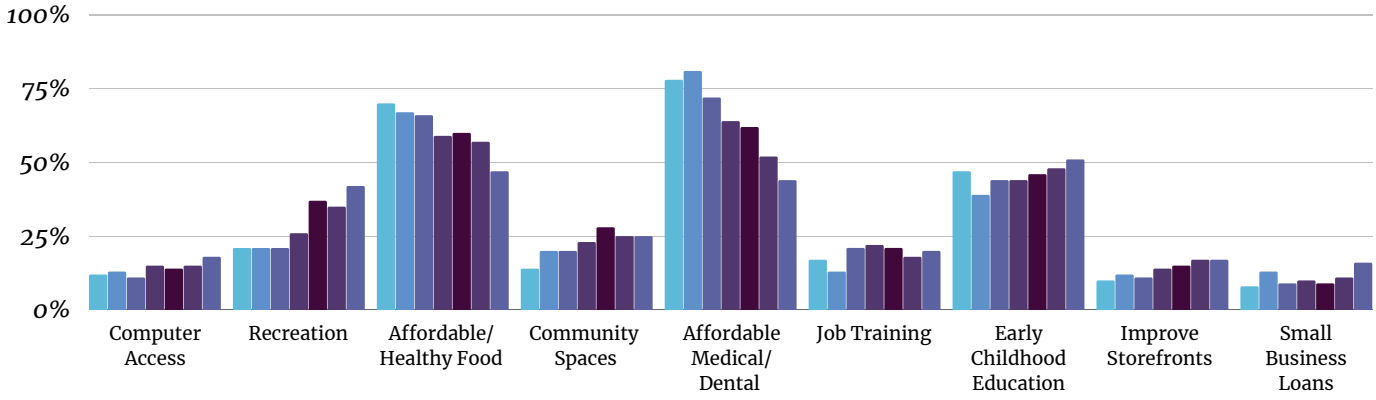
Behavioral Health: Treatment, counseling, and case management was the most frequently selected priority across all income brackets.

PRIORITIES BY INCOME

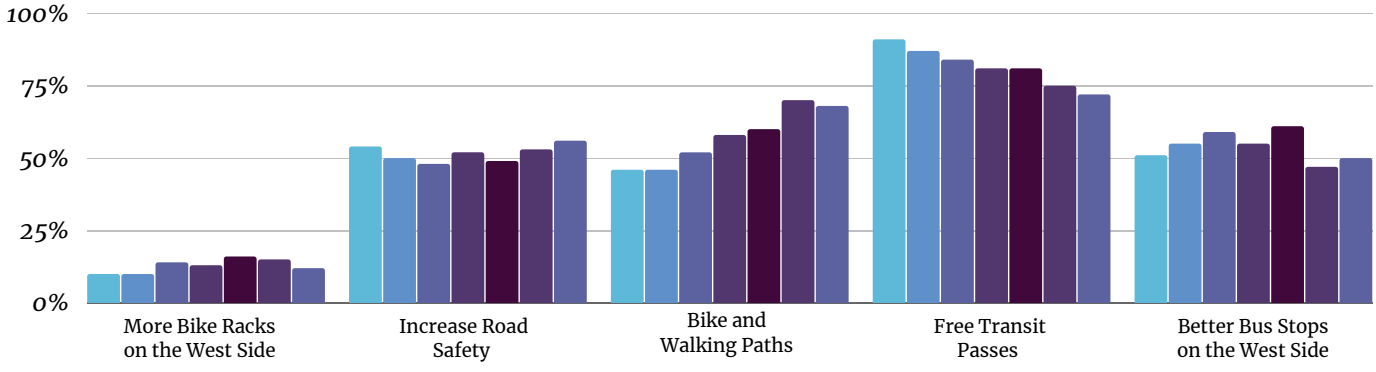
HOUSING



COMMUNITY BUILDING

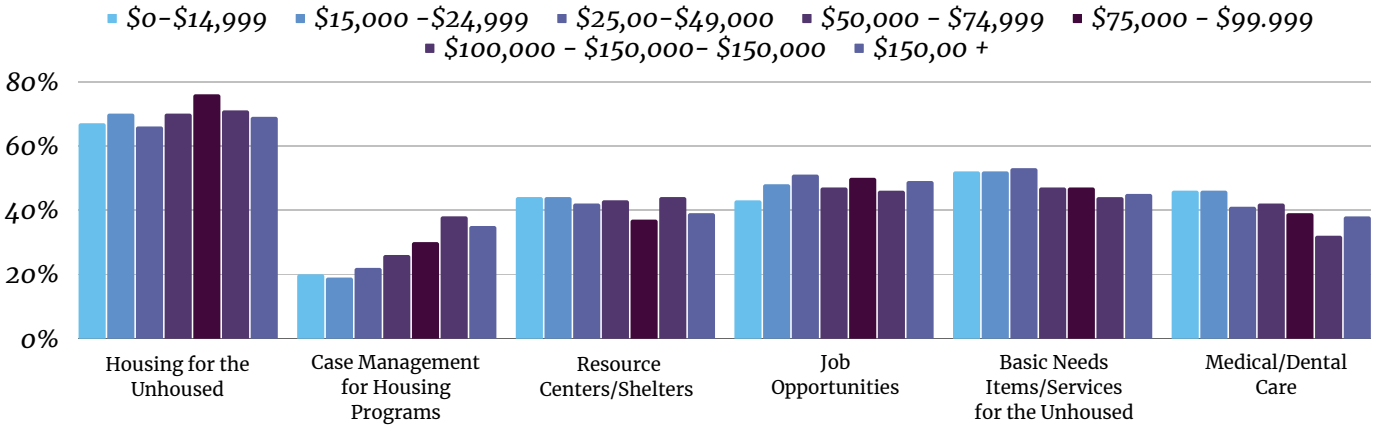


TRANSPORTATION

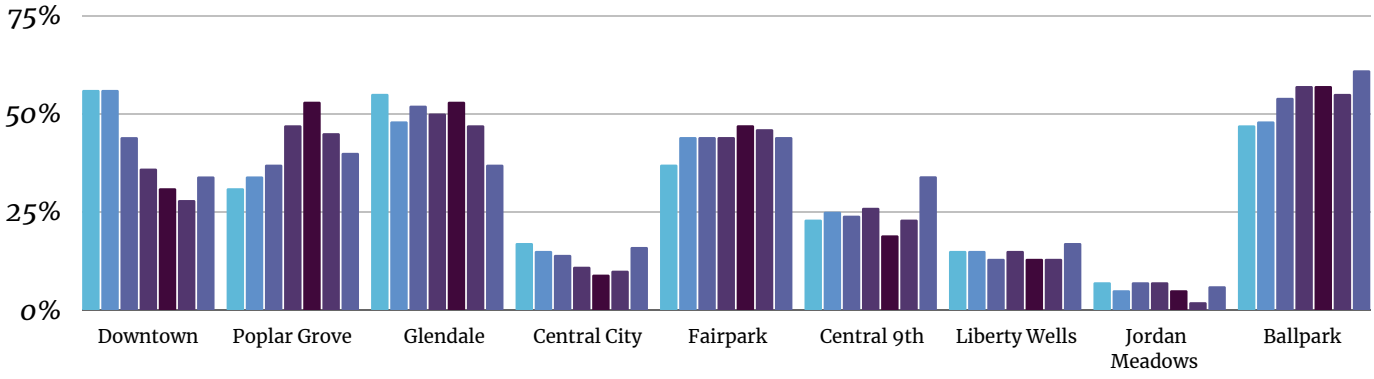


PRIORITIES BY INCOME

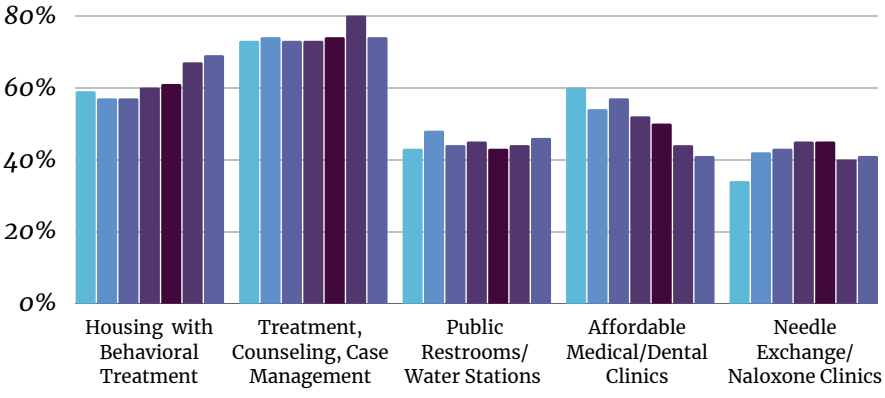
HOMELESSNESS



AREA TO HELP



BEHAVIORAL HEALTH



Respondents Per Income Level

$0 - 14,999: **327**
$15,000 - 24,999: **372**
$25,000 - 49,999: **814**
$50,000 - 74,999: **644**
$75,000 - 100,000: **446**
$100,000 - 150,000: **357**

PRIORITIES BY AGE:
KEY TAKEAWAYS

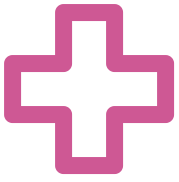
Housing: Respondents across each age category most frequently selected new affordable housing for low-income residents as a top priority, though support decreased as respondent age increased. Those 18-21 were most likely to support rent/utility assistance, while those over 61 were most likely to support housing for seniors.

Community Building: Affordable/healthy food and affordable medical/dental clinics were the top two priorities across all age groups, with younger respondents most strongly supportive. Older respondents were more supportive of job training programs and computer access and training than younger respondents.

Transportation: Free transit passes was the most popular response across all age categories, with the level of support decreasing as age increased. Support for increasing road safety in neighborhoods increased as respondent age increased.

Homeless Services: Respondents across age categories most frequently selected housing for people experiencing homelessness as one of their top priorities, though providing basic needs items for those living on the street was about equally important as housing for those 18-21.

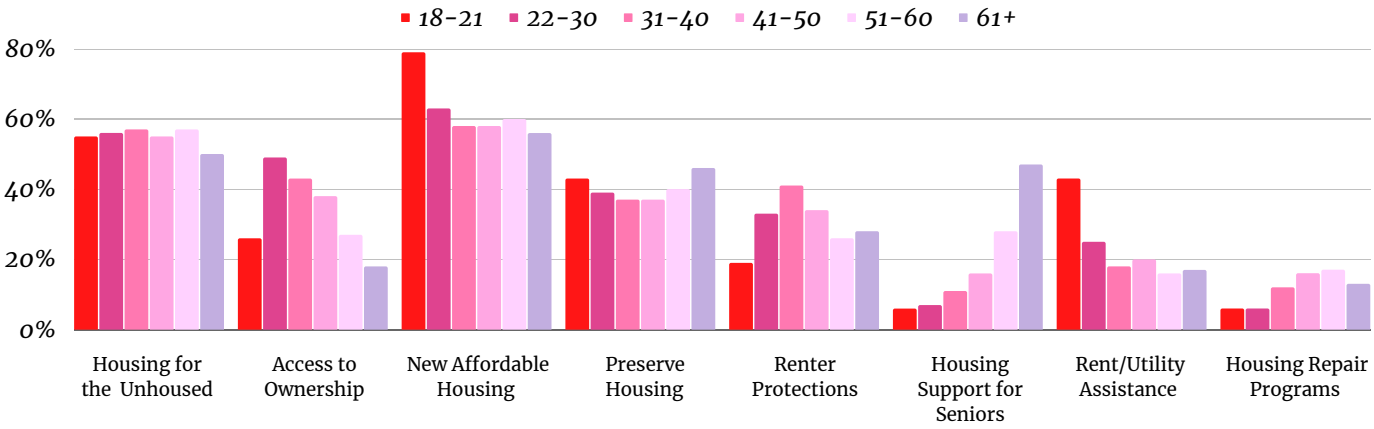
Area to Help: Younger respondents were more supportive of helping Downtown, while older respondents were more supportive of helping the Ballpark neighborhood.



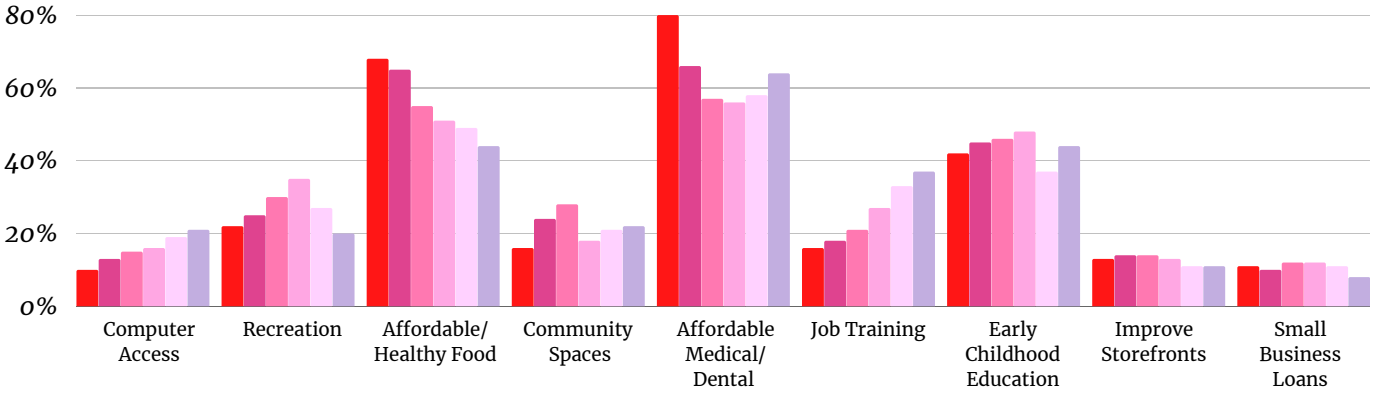
Behavioral Health: Treatment, counseling, and case management was the most frequently selected priority for respondents in each age category.

PRIORITIES BY AGE

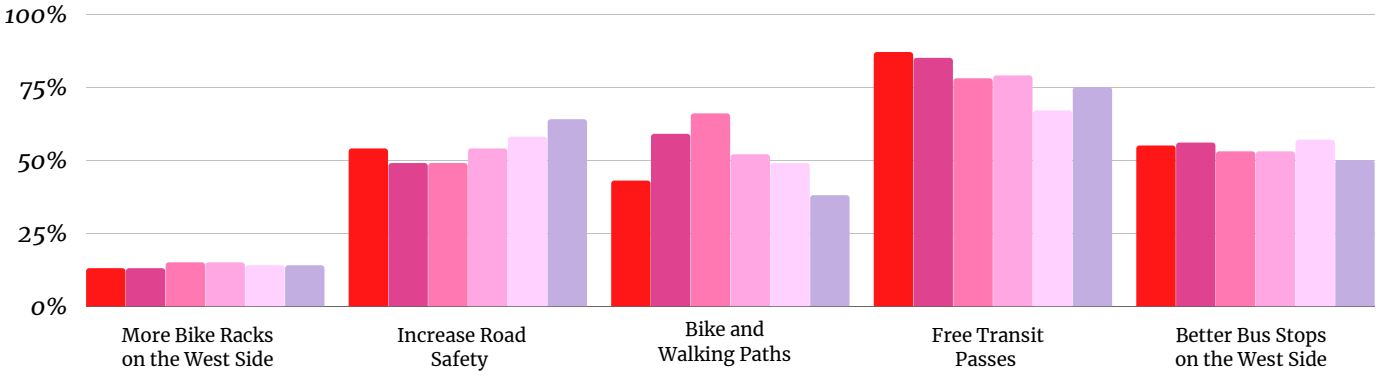
HOUSING



COMMUNITY BUILDING

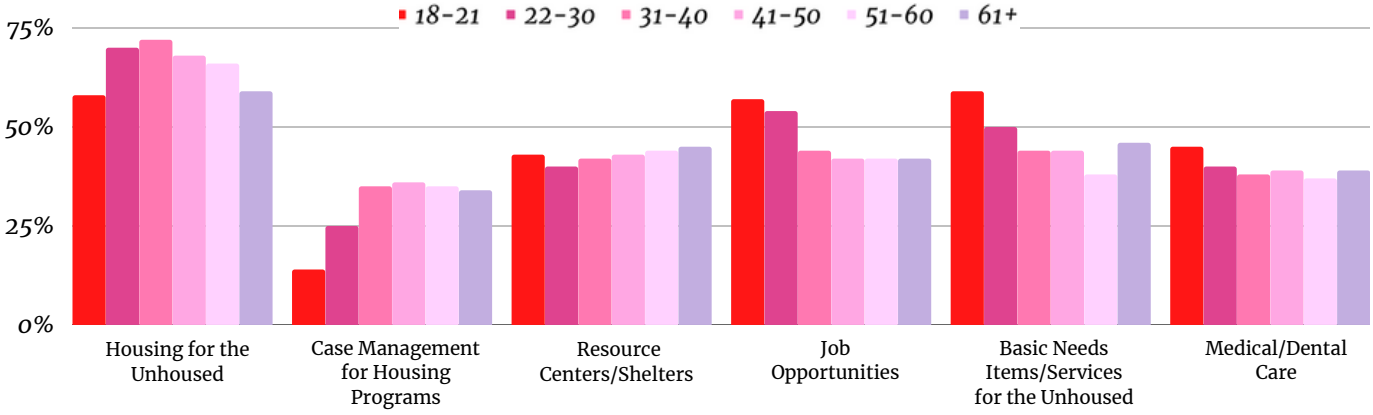


TRANSPORTATION

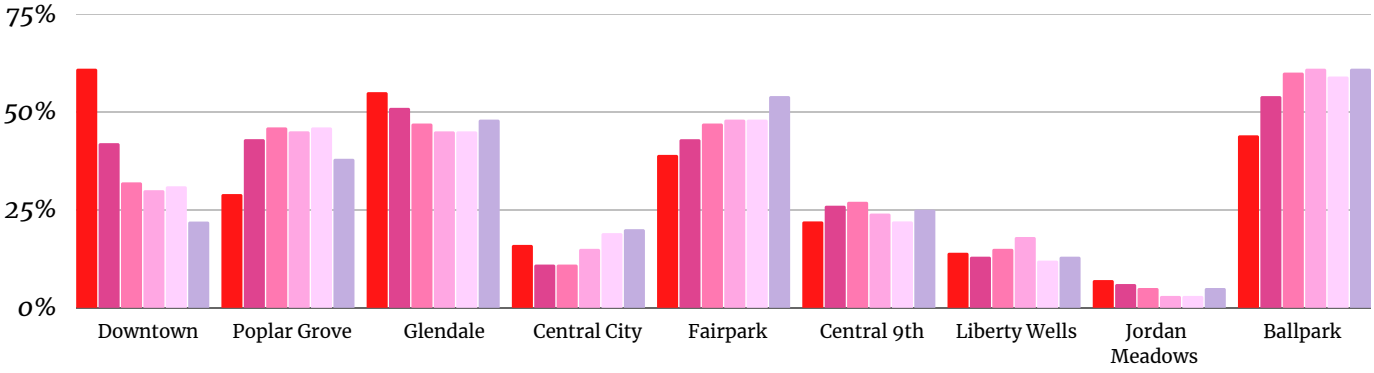


PRIORITIES BY AGE

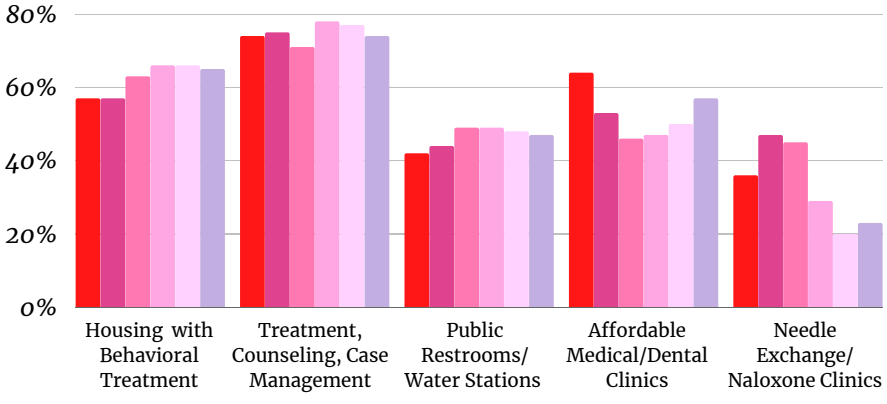
HOMELESSNESS



AREA TO HELP



BEHAVIORAL HEALTH



Respondents Per Age Group

18 - 21: **552**
22 - 30: **1438**
31 - 40: **831**
41 - 50: **403**
51 - 60: **193**
61 or Older: **210**

PRIORITIES BY RACE & ETHNICITY: KEY TAKEAWAYS

Housing: New affordable housing for low income residents was the top choice across all racial and ethnic groups, followed by housing for people experiencing homelessness.

Community Building: Affordable medical/dental clinics, healthy/affordable food, and early childhood education/childcare were the top priorities for all racial and ethnic groups. Respondents identifying as Hispanic or Latino supported medical/dental clinics most strongly, with 71% citing it as a priority. Those identifying as American Indian/Alaskan Native were most supportive of early childhood education, with 63% citing it as a priority.

Transportation: Respondents across all racial and ethnic groups selected free transit passes as their top transportation priority.

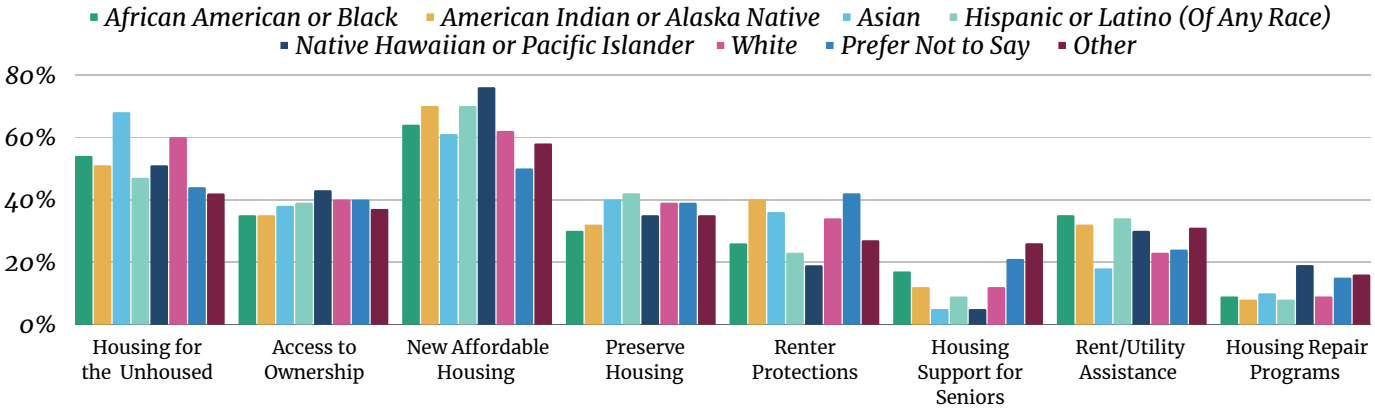
Homeless Services: Housing for people experiencing homelessness was the top priority for all racial and ethnic groups except for those identifying as Hispanic/Latino, Native Hawaiian/Pacific Islander, and African American/Black, who most frequently selected job training programs as their top priority.

Area to Help: Those identifying as White, Asian, and/or Other and those who preferred not to say were more likely to support helping the Ballpark neighborhood. Those identifying as Hispanic or Latino, African American or Black, American Indian or Alaska Native, and/or Native Hawaiian or Pacific Islander were more likely to say they supported helping Glendale.

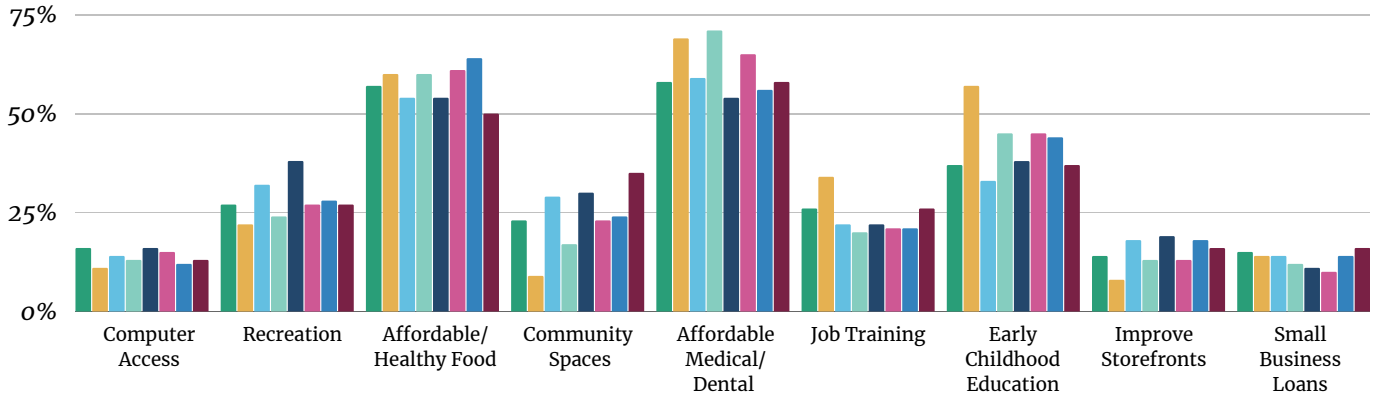
Behavioral Health: Respondents across all racial and ethnic groups selected treatment, counseling, and case management as their top priority.

PRIORITIES BY RACE & ETHNICITY

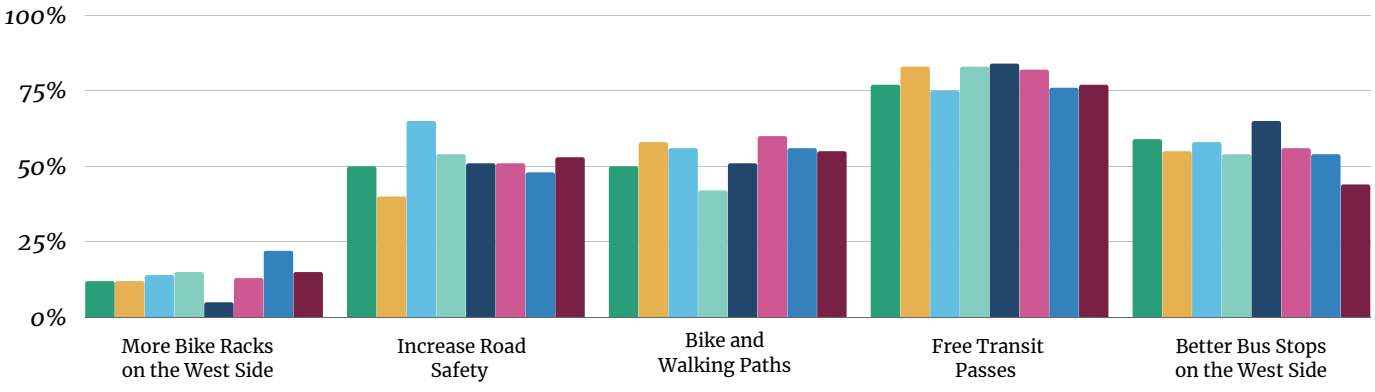
HOUSING



COMMUNITY BUILDING

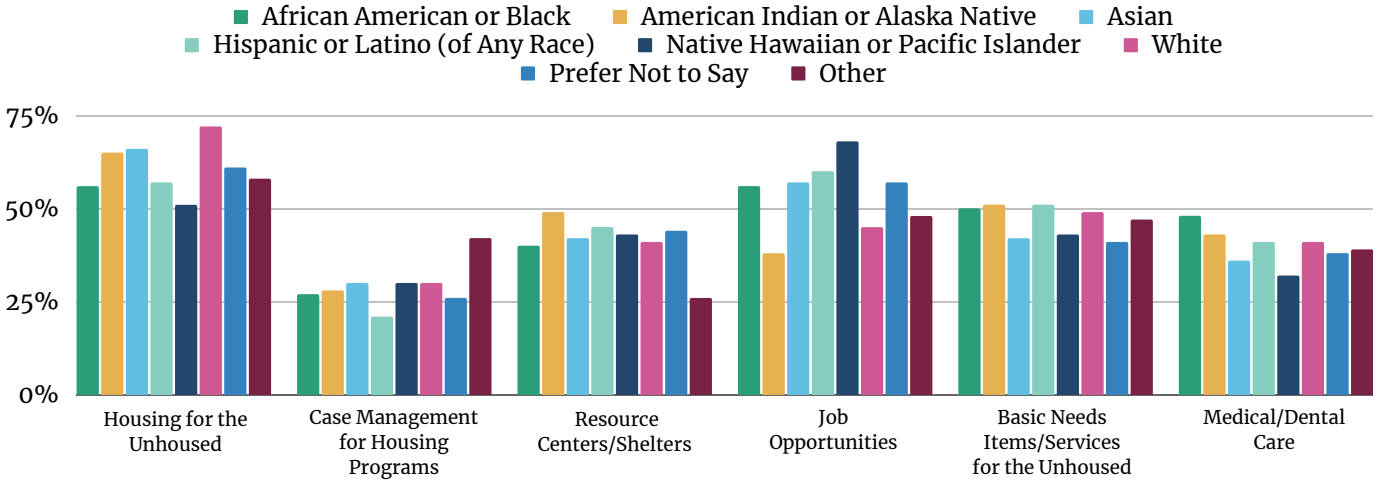


TRANSPORTATION

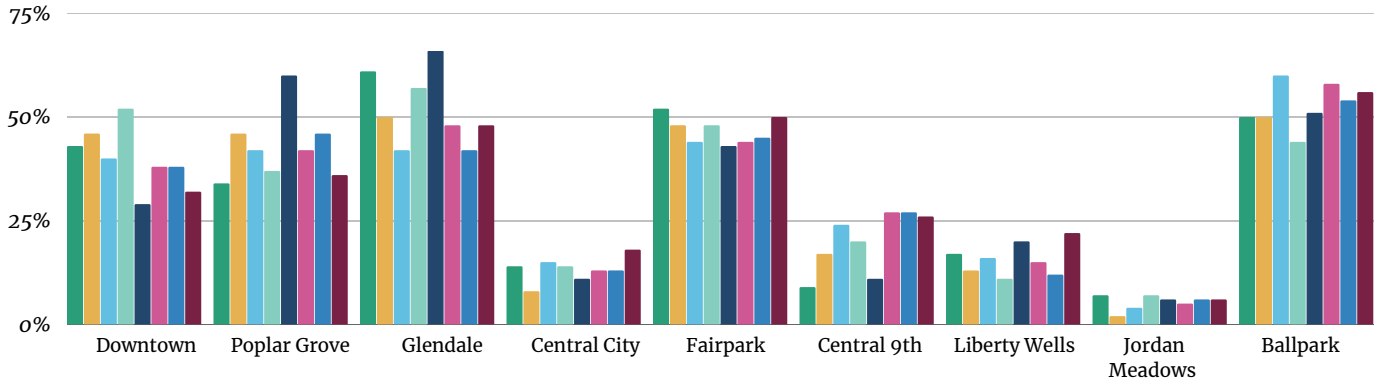


PRIORITIES BY RACE & ETHNICITY

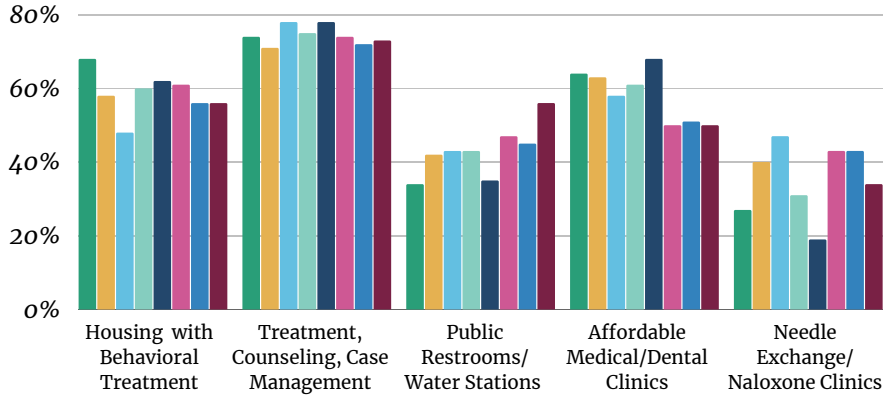
HOMELESSNESS



AREA TO HELP



BEHAVIORAL HEALTH

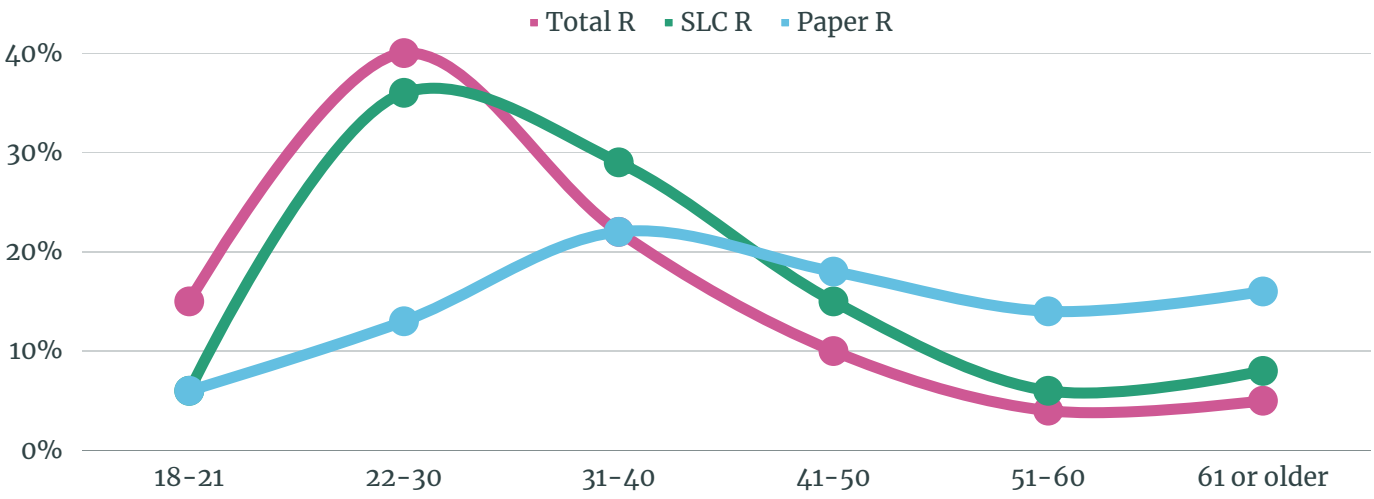


Respondents Per Race & Ethnicity (alone or in combination)

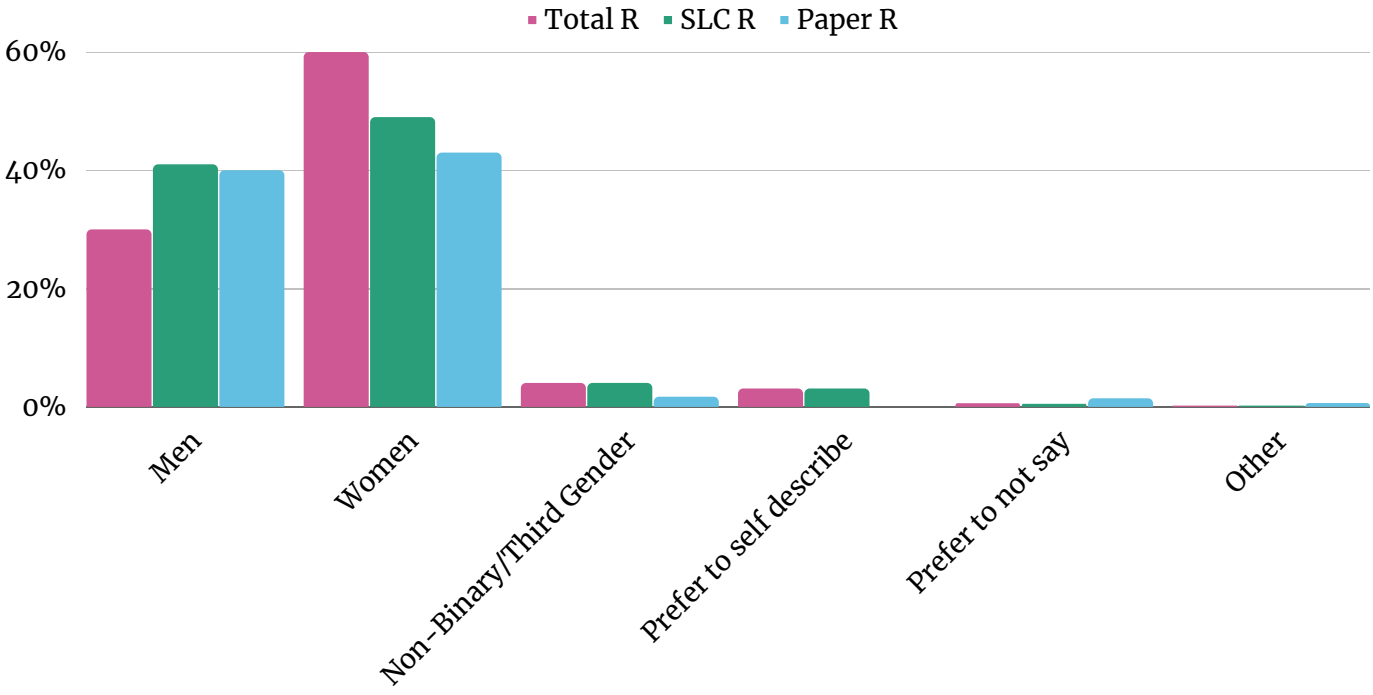
African American or Black : **102**
American Indian or Alaska Native: **65**
Hispanic or Latino: **715**
Native Hawaiian or Pacific Islander: **37**
Asian: **115**
White: **2571**
Prefer Not to Say: **174**
Other: **62**

DEMOGRAPHICS

PARTICIPANT AGE



PARTICIPANT GENDER

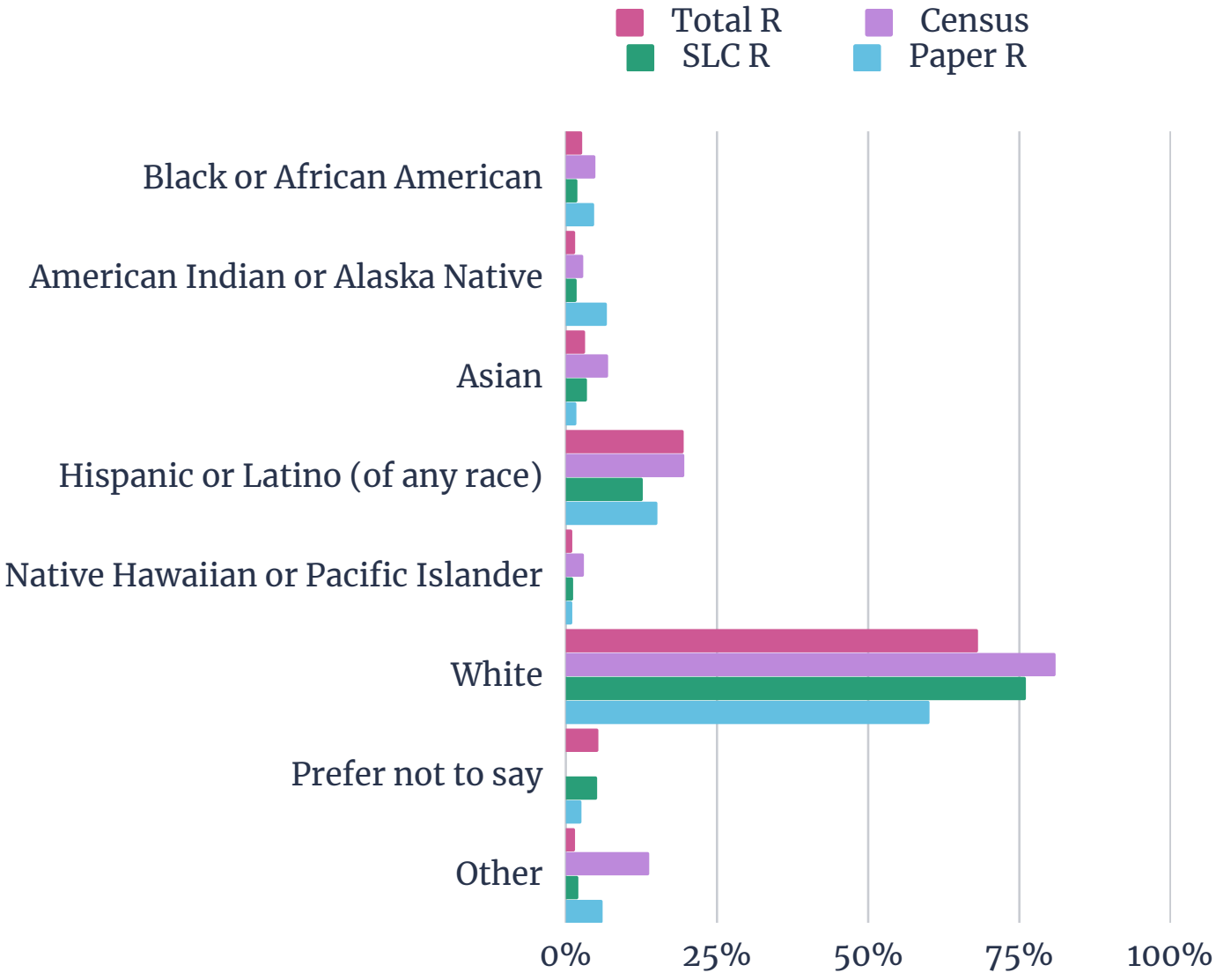


Total R: Demographics of all survey respondents, including online and paper.
SLC R: Demographics of only online respondents whose answers were geotagged as originating in Salt Lake City
Paper R: Demographics of only respondents who answered using a paper survey

DEMOGRAPHICS

PARTICIPANT RACE & ETHNICITY

Respondents were allowed to select as many races and ethnicities as they felt represented them. Based on federal guidelines for combination of categories, the totals below represent each race or ethnicity alone *or* in combination with another race or ethnicity.

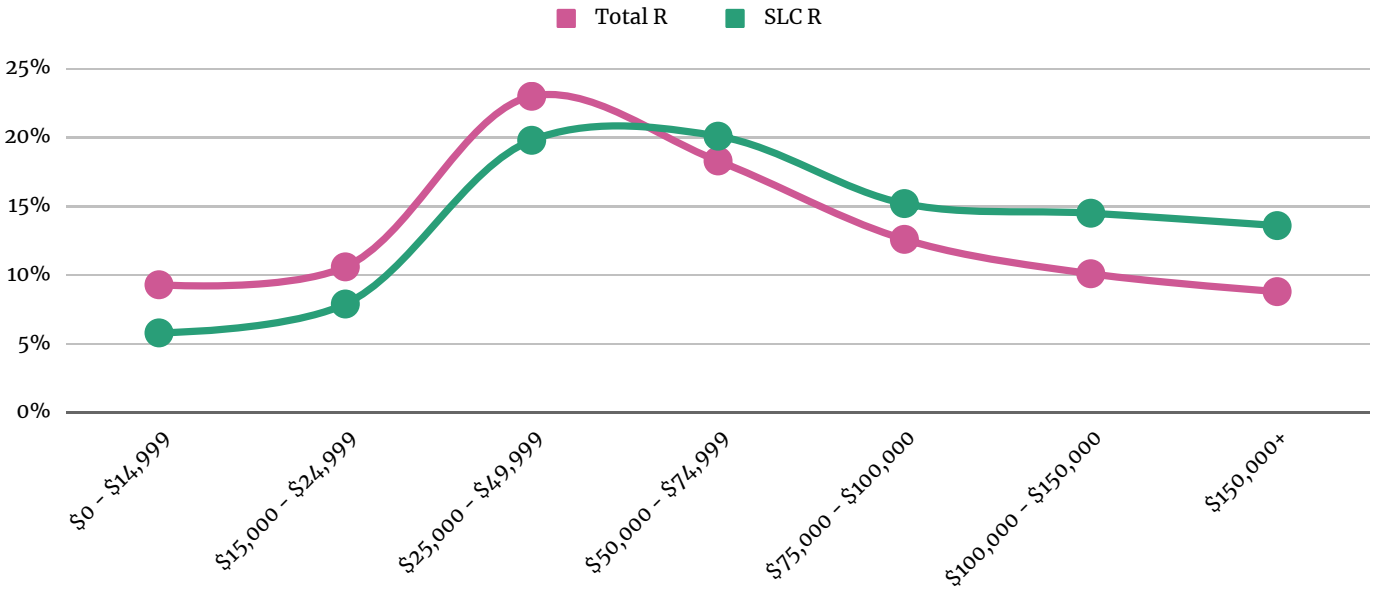


Total R: Race and ethnicity of all survey respondents, including online and paper.
Census: Race and ethnicity of Salt Lake City residents according to the Census Bureau's American Community Survey 1 Year Estimates Data Profile, 20221. Totals reflect race/ethnicity alone or in combination with another race/ethnicity.
SLC R: Race and ethnicity of only online respondents whose answers were geotagged as originating in Salt Lake City
Paper R: Race and ethnicity of only respondents who answered using a paper survey

DEMOGRAPHICS

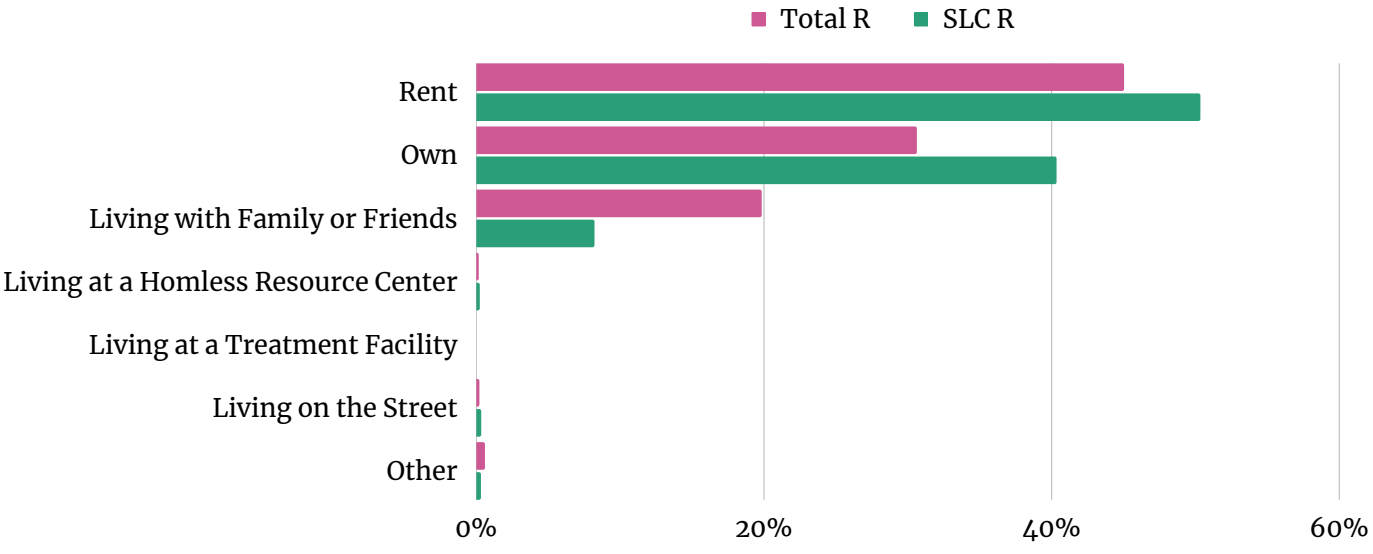
PARTICIPANT INCOME LEVEL

This question was not included on paper versions of the survey .



PARTICIPANT LIVING STATUS

This question was not included on paper versions of the survey.



Total R: Demographics of all survey respondents, including online and paper.
SLC R: Demographics of only online respondents whose answers were geotagged as originating in Salt Lake City
Paper R: Demographics of only respondents who answered using a paper survey

DROP BOX LOCATIONS

Community Gathering Spaces

- Sorenson Unity Center -13 Responses
- Suazo Business Center - 8 Responses
- River's Bend Senior Center - 2 Responses

Deeply Affordable Housing

- First Step House - 10 Responses
- Valor House -2 Responses

Events

- Utah Support Advocates for Recovery Awareness Event- 50 Responses
- Groove in the Grove - 28 Responses
- Homeless Resource Fair at Library Square - 17 Responses

Libraries

- Corinne & Jack Sweet Branch - 18 Responses
- Anderson-Foothill Branch- 17 Responses
- Sprague Branch - 16 Responses
- Main Library- 10 Responses
- Day-Riverside Branch - 9 Responses
- Marmalade Branch- 8 Responses
- Glendale Branch Library - 6 Responses
- Chapman Branch - 5 Responses

Resource Centers

- St Vincent De Paul Dining Hall- 42 Responses
- Gail Miller Resource Center - 12 Responses
- Homeless Youth Resource Center - 14 Responses

COMMENT SUMMARY

Respondents to the Housing SLC survey were given space to provide qualitative feedback on any topic of their choosing. The most commonly mentioned topics are listed below in alphabetical order, along with a summaries of the prevailing sentiments on each topic. See our website for a complete listing of qualitative comments.

ACCESSIBILITY:

Respondents brought up accessibility in all of its meanings. Participants hoped transportation, laundromats and community centers/programs for the disabled, seniors and low-income residents could become more accessible to the community. They also expressed support for more ADA accessible walkways and public spaces.

AFFORDABLE HOUSING:

Affordable housing came up more than any other topic on the survey. Respondents expressed a need for affordable housing for low- and middle-income residents, especially families, seniors, and students. The consensus was that much of the recent development in Salt Lake has been luxury high-rise apartment complexes, which do not meet the needs of residents. Instead, respondents expressed a desire for affordable housing close to city resources, especially public transit, which could eventually allow residents to save enough to purchase their own homes.

Participants commonly shared their view that any programs, aid, housing, etc., prioritize current Utah residents and not wealthy transplants from other states. They also expressed a desire for more affordable housing spread throughout the city and the expansion of current housing assistance programs.

BUILDING TYPE:

Respondents referencing building type emphasized their desire to see fewer luxury apartments. They stressed the unaffordable nature of luxury units and worried developers wouldn't consider average living expenses in their pricing. Respondents were mixed on their desire to preserve single family homes and their desire to increase density throughout Salt Lake City. Mostly, respondents hoped to see more housing options besides single-family detached homes and large-scale apartment complexes.

COMMUNITY:

Respondents expressed a desire to feel a deeper sense of belonging in the community. To create a sense of belonging, respondents suggested more community meetings/centers, accessible spaces with longer opening hours to allow neighbors to support each other, and prioritizing the community's children, seniors, and refugees. Some respondents saw a need for greater opportunities to teach and learn other languages.

DEVELOPMENT:

Respondents who mentioned development echoed those who highlighted Affordable Housing and Zoning. Many participants supported zoning changes to remove most areas of single-family zoning and increasing the supply of affordable housing. Respondents also suggested repurposing abandoned buildings for housing or grocery stores.

COMMENT SUMMARY

EAST-WEST:

Participants would like to see more unity between the East and West sides of Salt Lake City. They'd like to see City leaders foster more social interactions between East and West and create more bike lanes and transit options to better connect the city. Respondents called for greater geographic balance in regards to homeless resource distribution, more equal housing distribution throughout the city, better transportation services, and more equitable maintenance priorities.

ECONOMIC DEVELOPMENT:

Those who mentioned economic development were concerned about the destruction of small businesses, the need for an increased minimum wage, transitional living skills programs, and assistance programs for families. The other major concern related to homelessness and concerns that economic development cannot continue until the root issues of homelessness are fixed. Respondents suggested rehabilitation centers and providing training and skills development for those experiencing homelessness.

EDUCATION:

Respondents mentioned two major threads when discussing education. The first thread emphasized public awareness and education about homelessness - the causes and prevention methods. Participants would like to see more public awareness about resources (job programs, health services, and health care) available to the unsheltered. The second education thread regards children's education. Respondents would like to see teachers paid more, safer schools, and free meals for children.

ENVIRONMENT:

Respondents were very concerned about the Great Salt Lake drying up. Preserving the watershed, protecting trees, and improving air quality were also top environmental priorities for respondents.

FAMILY:

Many respondents expressed the need for affordable childcare options and increased quality of children's education. Respondents were also concerned about housing costs pushing families out of the City.

FOOD ACCESS:

Respondents saw a need for more affordable food access. They related food access to the increase in housing costs, as respondents generally felt like they cannot afford basic necessities. Some suggested community gardens and pantries, plus the development of grocery stores throughout the city to combat food deserts and to increase walkability.

GREEN SPACE:

Participants desired increased access to green space and parks throughout the city, whether through increased public transportation to connect to existing natural areas or by the creation of more green space. Respondents also expressed a desire for more trees and nature integrated into the city, both to beautify the city and to keep it cool. Some respondents requested more community gardens and outdoor recreation areas.

COMMENT SUMMARY

HOMELESSNESS:

Homelessness was the second most popular feedback topic, behind only affordable housing. Respondents commented on a perceived increase in encampments and individuals experiencing homelessness throughout the city and requested programs and services to respond to the increase in need. Many suggested designated camping areas and increased access to shelters, while a few respondents requested stricter enforcement of camping laws.

The issue is closely related to tenants' rights, as many have become homeless because of increased housing costs. Respondents requested a rental assistance program to keep individuals in their homes.

Many respondents connected the perceived increase in homelessness to an increase in illicit drug activity, sharing safety concerns and expressing a need for more mental and behavioral health services and rehabilitation programs. While some respondents requested more police presence in response to the issue, many more requested increased social services and case managers for individuals with substance abuse disorders. Please see **Programs**, **Services**, and **Maintenance** for some other concerns on homelessness.

HOMEOWNERSHIP:

Respondents' sentiments about homeownership were centered on increasing regulation on corporate homeownership and the creation of first-time buyer programs prioritizing Utah residents. Similar to ideas expressed in the the **Tenants' Rights** category, respondents believe rent is so high that households cannot afford to save for a down payment, which compounds the already-limited ownership opportunities in Salt Lake City.

HOUSING:

Respondents who mentioned housing shared similar thoughts as those who discussed **Homeownership**, **Building Type**, and **Affordable Housing**. Respondents expressed a need for affordable housing for low- and middle-income households, higher density outside of downtown, preservation of currently affordable units, increased multi-use zoning, and regulation of short-term rentals.

MAINTENANCE:

Comments on maintenance were closely related to **Services**, **Programs**, and **Homelessness**. Respondents wanted a cleaner city, including cleaner streets and parks. Many respondents connected trash issues with encampments, others just requested increased litter pickup throughout the city. There were also many comments about the need for road and sidewalk repairs.

MISCELLANEOUS:

This topic encompasses comments difficult to place or themes not mentioned enough to merit their own category. Respondents expressed concern about the state of facilities in the city and shared the need for more public restrooms. Some respondents were frustrated with the perceived arduous processes of getting development projects approved. Participants also advocated for lowering property taxes and taxing vacant units and units not occupied by owners. Many mentioned keeping housing and assisted living programs affordable for seniors.

COMMENT SUMMARY

PROGRAMS:

Respondents expressed a need for more rental assistance, drug rehabilitation, disability assistance, job training, and medical bill assistance programs. Such comments imply that respondents cannot afford basic necessities and are in need of financial assistance to get back on their feet.

SAFETY:

Respondents who mentioned safety reported a decreased feeling of security, linking it to the perceived increased unsheltered population in the city. Some hope to see increased accountability for those using illicit drugs and living on the street, while others asked the city to provide more services to prevent drug-related safety concerns from happening in the first place. Respondents also mentioned a desire for more lighting throughout the city, protected bike lanes, and resources for victims of sexual assault and abuse.

SERVICES:

Sentiments expressed about services were similar to those expressed about **Programs** and **Homelessness**. Respondents requested more affordable and accessible behavioral and mental health programs and rehabilitation programs with case management. Program suggestions also included basic hygiene resources, rental assistance, and job trainings along with food, shelter, and other direct services. Some participants highlighted the need to help single-parent, refugee, and immigrant families with affordable childcare and job training, emphasizing the need for access in a variety of languages. The expansion of libraries was also suggested.

TRANSPORTATION:

Among those providing comment about transportation, public transit was mentioned most frequently, with many expressing a desire for free or lower-fare transit, increased frequency of service, and expansion of services throughout the city. Other themes included road improvements, pedestrian and cyclist safety, and walkability. Participants suggested road improvements including fixing potholes, developing solutions for congestion, and traffic light system repairs. Many respondents said they didn't feel safe while walking and biking. Respondents expressed a desire for the city to become more walkable to reduce road congestion, pollution, and overall reliance on cars.

TENANTS' RIGHTS:

Tenants' rights and rental assistance came up throughout the qualitative comments. Three main policy/program suggestions came up: rent control, rental assistance programs, and eviction protections. In terms of eviction protections, many respondents requested access to or funding for legal counsel. Respondents also expressed frustration at a lack of landlord accountability, sharing that their landlords have been unresponsive to their requests for improvements. The overall sentiment from respondents is that rent has become too expensive and that landlords are raising rents by hundreds of dollars each year, seemingly without reason or regulation. Another feeling shared by many respondents was that they are locked into renting and have few pathways to ownership.

ZONING:

Respondents expressed a desire for higher density and mixed-use zoning throughout the city to promote affordability and walkability. Some respondents would like to see process improvements to make it easier to build high-density housing.

NEXT STEPS

- ✓ Public Engagement Round 1
- ✓ Analysis of Engagement, Creation of New Housing Plan
- ○ Public Engagement Round 2
- ○ Second Draft of Housing Plan
- ○ Council Review and Proposed Adoption

The first draft of Housing SLC, Salt Lake City's affordable housing plan for 2023-2028, will be available for public feedback in early 2023.

Based on comments received during the public comment period, updates will be made to Housing SLC before it is presented to the Planning Commission and City Council.

After necessary changes are made, the plan will be presented to the Salt Lake City Council for proposed adoption.

APPENDIX

In addition to assistance with focus groups, graduate students in the College of Metropolitan and City Planning at the University of Utah conducted outreach centered on Salt Lake City's Westside communities, those experiencing homelessness, and specific housing interventions. Students' engagement efforts took place during the Fall of 2022.

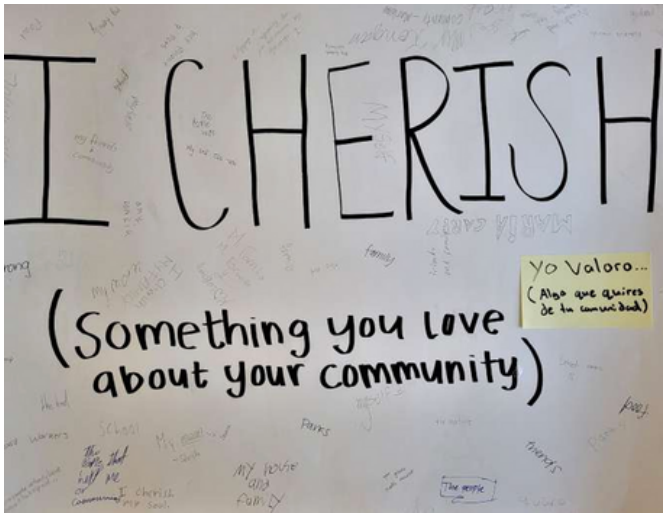
Along with key takeaways, outreach efforts also resulted in guides, maps and toolkits residents and policymakers can use to better understand our community. The supplemental materials can be viewed on our website at https://www.slc.gov/can/housing-slc/.

MIDDLE SCHOOL ENGAGEMENT

University of Utah planning students spoke with Glendale Middle School students about the Glendale neighborhood, the housing crisis, and other community issues. Students in four classes and one after school program, 104 Youth, were asked to share their experiences through cause-and-effect trees and poetry. The 6th and 7th graders were keenly aware of the changing community dynamics borne out in Salt Lake City's Thriving in Place study: gentrification and displacement. With the help of Truth Cypher, Glendale Middle School and 104 Youth, roughly 112 students were engaged.

Key Takeaways

- Inequality and racism in Salt Lake City were frequently discussed. Students felt fearful of surveillance and perceived a gap in the materials/opportunities afforded to them versus Eastside students.
- Environmental issues, ranging from air pollution to litter, were at the forefront of students' minds.
- Students noted recent closures of local businesses to make way for large apartment buildings in their community and worried future generations wouldn't care for Glendale.
- The rising costs of rent, utilities, and medical and grocery bills alarmed the students.
- Students celebrated their families, friends and places that make Glendale special, Jordan Park chief among highlighted locations.



APPENDIX

SPECIFIC HOUSING INTERVENTIONS: ACCESSORY DWELLING UNITS, COMMUNITY LAND TRUSTS, PEOPLE'S LEGAL AID

During the Fall of 2022, University of Utah planning students hosted information sessions and discussions about three housing-related topics: Accessory Dwelling Units (ADU), Community Land Trusts (CLT), and People's Legal Aid (PLA) for renters. The purpose of each session was to raise awareness and glean feedback on housing solutions. Students heard from 10 Westside residents about ADUs, 40 community leaders about Community Land Trusts, and 22 renters and landlords about People's Legal Aid, a legal service for those dealing with eviction and other housing issues.

Key Takeaways

- ADU: Salt Lake City must improve communication between decision-makers and Westside communities.
- CLT: The housing crisis requires stronger partnerships between Salt Lake City and housing-related organizations.
- CLT: Special attention should be paid to those in our community who have been historically underserved.
- PLA: Residents are feeling the burdens of inflation and cost of living stress.
- PLA: Residents believe there are few resources and protections for tenants.

HOUSING BOOK CLUB

Planning students at the University of Utah hosted a housing-related book club to generate discussion about Salt Lake City's housing crisis. Participants read the book The Color of Law: A Forgotten History of How Our Government Segregated America by Richard Rothstein. After participants finished the book, they met at Salt Lake City's Main Library to discuss their takeaways from the book and how the book applied to Salt Lake City's past and present. Two residents participated in the book club.

Key Takeaways:

- Salt Lake City should increase its housing stock and allow for more mixed-income communities to mitigate residential segregation.
- Salt Lake City could do more to raise awareness about historical inequities.
- Decision-makers should make high-opportunity areas more accessible to all residents.

Lessons Learned:

While the book club fomented positive and sincere discussion, future clubs will need to be advertised more widely/regularly to achieve a better turnout. A book club may be too time-intensive for many Salt Lakers, but it may still be a valuable way to deeply educate and engage the public on difficult topics. It may be more beneficial to partner with a local bookstore or other small business or organization in the future.

APPENDIX

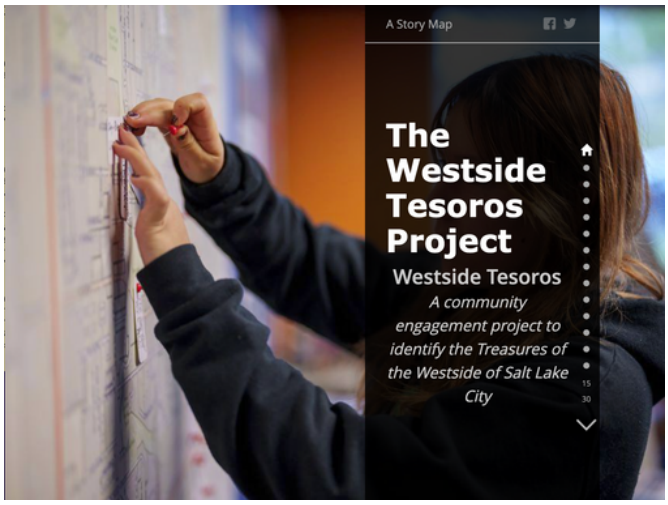
WESTSIDE TESOROS

Planning students from the University of Utah partnered with NeighborWorks Salt Lake to create a treasure map of the Westside – a map of Westside gems deserving of recognition and protection. Students placed a six-by-eight foot map at Mestizo Coffeehouse that residents could use to pinpoint their most cherished Westside locations. In addition to placing a pin, participants were in invited to share why picked each location.

View the map here.

Key Takeaways:

- Participants highlighted centers for learning and gathering, including local schools and libraries as well as the murals at Fleet Block.
- Residents foregrounded local businesses where diverse cultures are celebrated, including Mexican, Chinese, and Vietnamese restaurants, and grocers specializing in Latin American products.
- Participants noted green space as a priority for protection, including pocket parks and the International Peace Gardens.
- Residents expressed a desire to see the community's legacy protected, including the birthplace of one of just thirty female State Senators in Utah's history, now Nellie Jack Park, and the natural springs at Warm Springs Park, which were used by indigenous people prior to the arrival of Mormon settlers



PHOTOVOICE PROJECT IN PARTNERSHIP WITH THE ROADHOME

Three individuals shared their experiences with homelessness through photography and caption writing, using a method known as photovoice. Showcasing the struggles and triumphs of participants' everyday lives, the final product is entitled "Hey SLC, Can You See Us Now?"

View the work here.


SALT LAKE CITY

ATTACHMENT B: 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 45-day public comment period commenced:

- March 2, 2023 – All recognized community organizations in the city were sent the 45-day required notice. Other housing stakeholders and members of the community working group were sent 45-day notice. Comments were received from three stakeholder organizations.
- March 3, 2023 – Announcement of draft plan and 45-day public comment period sent to individuals on Planning Division listserv.
- March – April 2023 – A full draft of the plan was available for review at www.slc.gov/housingslc along with a comment form. Social media posts, newsletter mailings, and printed fliers at 20 locations throughout the city advertised the plan and the comment period.
- March 8 and March 29, 2023 – Planning commission briefing and work session were held to provide the Planning Commission an opportunity to offer feedback and to inform the public on the plan.
- March 22, March 23, and April 5, 2023 – Presentations to two recognized community organizations and one City commission (by request).
- April 14 – Tabling at Homeless Resource Fair.
- April 18 – Tabling at City Council meeting at Fairpark.
- April 20 – Presentation to Salt Lake Community Network.

Notice of the public hearing for the proposal included:

- April 13, 2023
    - Public hearing notice emailed to recognized community organizations and housing stakeholders.
    - Public notice posted on City and State websites and sent to recognized organizations including other parties on the Planning Division listserv.

Public Input:

To date, 77 responses have been collected through the online comment form and five comments have been received to a dedicated email inbox. Three of the emailed comments were from housing stakeholders and two were from individuals.

Respondents who used the online comment form were asked to comment on how the goals and metrics of Housing SLC addressed their personal housing needs and the needs of the city more generally. The comment form also collected general comments on the plan. A full report of comments collected through the online comment form to-date is attached. It should be noted that the majority of respondents to the survey identify as homeowners, while the majority of residents in Salt Lake City rent. The high prevalence of owner responses may contribute to the ambivalence in the responses to how the plan responds to personal housing needs. Despite this, positive

response rates were recorded to the question regarding how well the goals and metrics address the city's housing needs.

Comments were somewhat contradictory with responses both in opposition and support of various elements of the plan. Concerns regarding clarity and a desire for more information were noted. It is unclear whether the desire for clarity is due to the method in which the goals were presented on the website (separate from the action items and the implementation plan). Housing SLC does provide details on how the plan will support the accomplishment of the goals in the implementation plan section. Regardless of the reason for the perceived lack of clarity, changes were made to the language of the goals and metrics to aid in clarity, and changes were made to the implementation plan section to increase the level of detail provided.

Generally, comments received through email were supportive. Of the five comments received, four expressed support while advocating for the inclusion of additional areas of emphasis and/or a bolder vision. One comment was specific to ADUs (in opposition), which, while included in this Plan, are not the primary focus of the Plan. Two of the organizations that submitted comments advocated for increased language and action around improving physical accessibility in the city – both for individuals with disabilities and to help individuals age in place, and changes were made to address those concerns through adding additional action items and elevating language around accessibility in the Plan.

The comments received through email have been attached to this staff report as part of the public record.

HOUSING SLC

COMMENT PERIOD REPORT

SPRING 2023

Department of Community and Neighborhoods

CONTENTS

Project Background

As the City's previous housing plan, Growing SLC, nears expiration, Salt Lake City has prepared **Housing SLC** as a new five-year housing plan for 2023-2027. The Department of Community and Neighborhoods (CAN) led the effort to coordinate the Plan with support of other various City departments. A full description of this project, including engagement efforts and the full plan, can be found on the project's webpage **here.**

This plan was made public March 2, 2023, commencing a 45-day comment period ending April 16, 2023. As time allowed, the comment period was extended to April 24, 2023 in preparation for the Planning Commission Public Hearing on April 26, 2023.

The following pages report the results of the comment period. Along with these findings, the Plan will be presented to the City Council in May 2023.

Engagement Methods

The survey was posted on the project's webpage with additional information about the plan and previous engagement. The survey was promoted in the follow ways:

- Shared on City's social media platforms including Facebook, Instagram, and Twitter.
- Sent out via newsletters including the City's feedback Community list and the Housing SLC Project Update List.
- Posted flyers at all library branches, various homeless resource centers, local college campuses, and other community centers.
- In-person events including the Homeless Resource Fair sponsored by HEART and the April 18th City Council meeting at the Fairpark.

Survey Summary

Over the 45-day comment period, including the 8-day extension, 77 responses were collected and analyzed.

Respondents were asked specifically to comment on how the Plan's goals and metrics addressed their personal housing needs and the needs of the City more generally. The comment form also collected general comments on the plan.

The survey was accessible through the project's webpage. The link to the webpage was distributed via newsletters, social media posts, printed flyers, and shared in person at community meetings and local city events.

Survey Results

Likert Responses

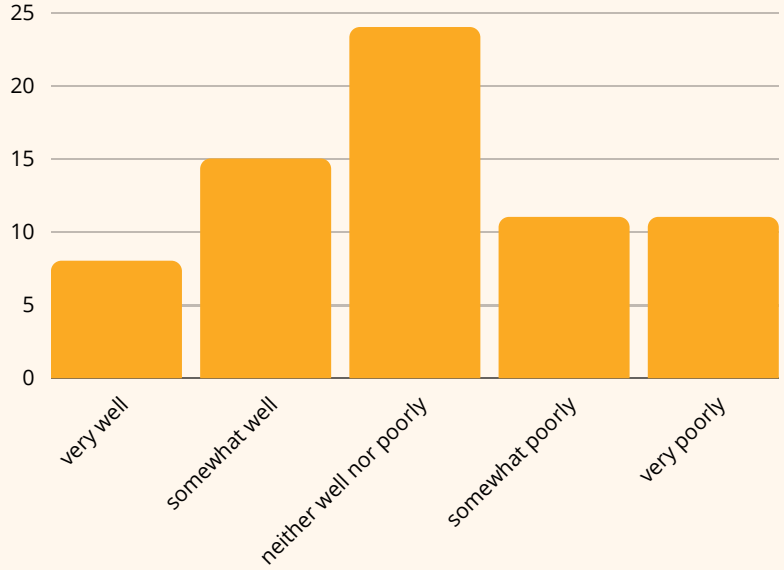
Complete the following sentence:
These goals and metrics address my personal housing needs...

Options: very well, somewhat well, neither well not poorly, somewhat poorly, very poorly

35% of respondents think these goals and metrics address their personal housing needs "neither well nor poorly."

A slightly higher percentage (33%) of respondents selected a positive response compared to a negative one (32%).*

**7 people did not respond to this question*



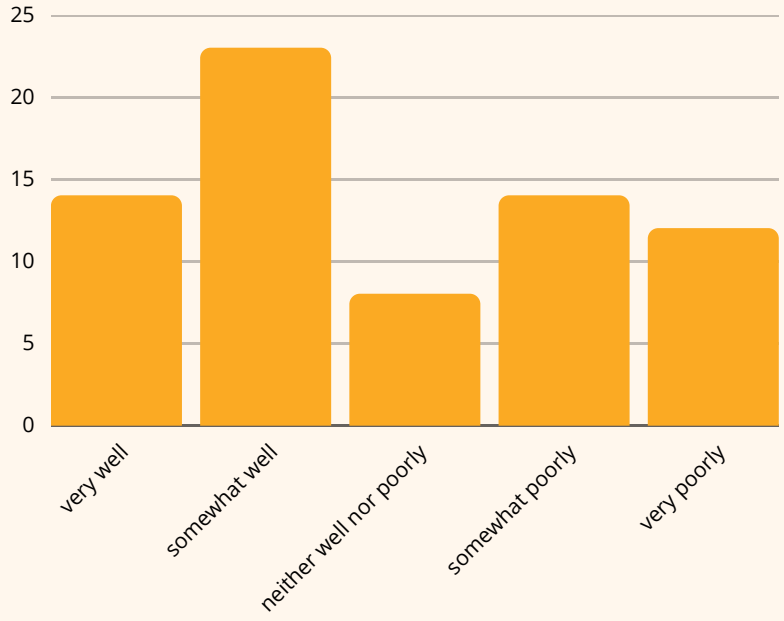
Complete the following sentence:
These goals and metrics address the City's housing needs...

Options: very well, somewhat well, neither well not poorly, somewhat poorly, very poorly

32% of respondents reported that these goals and metrics address the City's housing needs "somewhat well"

A higher percentage (52%) of respondents selected a positive response compared to a negative one (37%). *

**5 people did not respond to this question*



Comment Responses

Which goals or metrics are not clear or unnecessary?

Respondents were asked to provide thoughts on the clarity of the goals and metrics. The full list of comments can be found on page 8. Common themes of confusion or lack of clarity included:

Goal 1:

- Concern that "reducing water use" and "improving air quality" are paired together in one goal.
- Concern that metrics may be driven by profit.
- Request for transparency in the process when applying for and receiving affordable housing.
- Unclear what certain terms mean in this context:
  - Is "unit" considered a house, condo or apartment?
  - What is the basis of AMI?
  - What does "deeply affordable" mean?

Goal 2:

- Concern that metrics are redundant and unrealistic.
- Unclear what "stability" means in this context.

Goal 3:

- Concern that metrics are not specific enough.
- Unclear what "opportunities" means in this context.
- Unclear who this can benefit and how.

General:

- Unclear what role the City government plays in determining private property costs
- Unclear which metrics are specific to owners verses renters.
- Unclear how provided numbers were determined and an overall feeling of lack of context.

What other goals or metrics should be included?

Respondents were asked to suggest other goals and metrics that should be considered. The full list of comments can be found on page 10. Common themes in these comments included:

- Address the challenge of gentrification
- Create goals to support unhoused individuals
- Evaluate housing issues for mid-income people, not just low-income
- Create goals addressing mixed use development, diversifying what is being built
- Be specific about environmental impacts for air and water
- Protect and preserve historic buildings
- Create goals for using current housing and infrastructure in the solution
- Provide resources and support for both buyers and renters
- Increase transparency and speed in the process of applying for and obtaining affordable housing
- Provide case managers to help with transitioning from income brackets and thus housing accomodations

What else would you like us to know, to help ensure the best strategy possible?

Respondents were asked to leave any other thoughts regarding the plan. The full list of comments can be found on page 13. Many valuable thoughts and feelings were shared, including the following themes:

- Concern for who this plan will effect both positively and negatively
- Request for more focus on ownership (homes, condos, or townhomes)
- Support for increasing the housing supply
- Opposition to subsidized housing, ADUs, or general government involvement
- Concern for the unhoused population
- Request for more local, diverse and imaginative developers
- Request for actions that will increase property value
- Request to amplify voices of residents, especially those who have been through this housing process
- Request for a better process for helping those who are transitioning out of low-income housing
- Request for more communication and access to resources regarding housing

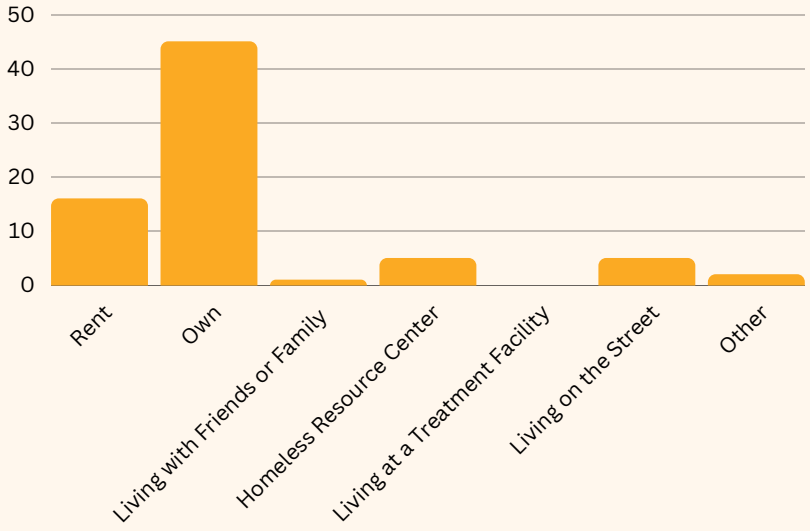
Demographics

Which of the following best describes your current living situation?

Respondents were asked to select the most accurate option that described their current living situation.

Majority of respondents (61%) reported to be current owners of their living place.

**2 people did not respond to this question*



Where do you live in Salt Lake City?

Respondents were asked to select on a map the approximate location of where they live.

Full Comment List

Which goals or metrics are not clear or unnecessary?

- You combined water and air goals with another goal of additional units/opportunities. They each deserve a spot at the table as EXISTING housing can be made more efficient/clean air oriented.
- N/A
- Not everyone needs to live in SLC, making it way too crowded and congested. People need to have some accountability for their goals and not just a handout.
- They seem clear enough to me.
- The city's response to approved clients is poor, my clients get approval notices then no response from the city housing workers then suddenly have not met their requirement in a timely manner and have lost their vouchers. The city housing authority do not answer their phones and do not have walkin hours, they are not able to be contacted by community members trying to get housing benefits, so you can build and build and build but how do people get access without a wish and a prayer?
- It’s not super clear who is going to own this new housing. To me it’s important to know the parties involved in this plan. If it’s going to be non market/non profit housing I feel like that should be stated. And there should be some type of agreement on the conditions in which that these type of establishments can raise rent prices.
- The 10,000 housing units goal is only serves wealthy developers who don't live in our city nor care about QOL in our city. This goal is profit motivated, not realistic, nor the best means for addressing low income housing shortage. Less than half of the units would meet the needs of low income individuals and families. This majority of SLC citizens want single family homes on single family lots and the city leaders are not listening. Growth can and should be slowed.
- #2 has no real metrics. HOW will you increase programs? Create new ones? Fund existing ones? Is 10,000 low-income individuals 10,000 single people, 2,500 families of 4?
- Goal #1. There is little information on how the city plans on how these measures will reduce overall water use and improving air quality. How are developers going to contribute to this. Will the city make rules that developers have to include a certain amount of green space in, on top of, or around their buildings? Will open green space be required between each new building? Not just crammed up against each other and the maximum amount of people in a limited square space in new buildings?
- Stop promoting and allowing the mass construction of mid-rise apartment buildings. High density housing is fine but a reasonable percentage of construction should be condominiums so that residents can own and not be forced into subscription housing. These projects benefit investors and corporations not citizens. No one builds wealth by renting.
- You can't have both "stability" and "increased housing supply." If you aim for "stability" you will continue to get higher housing prices. Building more housing implies dynamism and that includes neighborhoods changing. (Neighborhoods will change regardless from higher prices if we don't build.) It is not the city's job to subsidize housing. It's the city's job to get out of the way of increasing the supply of housing. Subsidizing demand while restricting supply leads to even higher prices.
- In goal #3, 'opportunities' is unclear. Does the City have any specific plans to provide these 'opportunities'? Without more detail, I'm skeptical that they will evolve beyond ideation.
- Is average monthly income AMI based on all adults? SLC adults? What age group?
- Metrics are simply metrics. The business behind these goals is what isn’t laid out. What percentage of these projects get allocated towards minority owned? What new infrastructure will the city contribute to offset the increased population? What are the design parameters mandated for said projects? Need more information, maps, plans, clarity.
- If the City wishes to attract and retain companies and their employees who fall into middle and upper income ranges, the City MUST NOT undertake plans which devalue or otherwise are seen to degrade high value properties by permitting neighboring properties to turn into multiple unrelated person or multiple family dwellings. To do so would only drive such residents out into residential areas beyond the control of the City.

- How will the "Provide affordable homeownership and wealth and equity building opportunities to 1,000 low-income households" be accomplished?
- None of these goals is necessary or desirable. Residents of SLC are not complaining. Non-residents are complaining so the City is catering to their wishes, not those of the residents.
- Deeply affordable units? What does that mean? Is a 2 bedroom apartment going to rent for $500 per month? The owner can rent it for $1200 per month, property tax is charged on the value of the building. Does the owner donate $700 per month? I don't understand! How can it be deeply affordable? Imposible, but help increase the income of the people. That would be difficult but possible. If I can help let me know.
- Is a "unit" considered a house, condo or apartment? Are the 10,000 units meant to be rentals or owned properties? Are only the 1000 units mentioned in goal 3 meant for ownership while the other 9,000 will be rentals?
- Lack of focus on family housing. The plan touches on this, but it's not a large focus.
- I think the city should begin building municipal housing to help anchor rental prices at a reasonable rate. Rents have increased considerably, have led to a surge in homelessness, and are making it difficult for low and middle income people to live in the city.
- Low income people don’t need to live in the city
- It doesn't matter how many units are available if it takes 7 years to get housing through HUD. The availability of non-HUD units is extremely competitive and I can't afford $1200 a month.
- 2.1 What is the current permitting and licensing process and data for? This seems redundant and frankly , like a freshman attempt at a problem that has existed for quite so e time and receives a fortune currently. What a let down this is!!
- Ii think the homeownership goals are a bit light.
- Protection and preservation needed for historic housing and buildings. Creative reuse for existing buildings. Ordinance support of SROs, duplexes, triplex and fourplex buildings being able to be built.
- I do not see the role of City government to include determining the cost of private property.
- Overall comment: there is discussion of upzoning in commercial areas and around tranit stations--which is needed. However, the plan should also include upzoning in areas that are currently zoned for single-family residential. These zones not only make up a significant (perhaps even a majority) of our city's land area, but they are also typically the highest opportunity areas. If SLC is committed to housing affordability, it needs to revert to allowing more 2+ units in every area of the city.
- How to house people on the street and how to assist others and a Home, ownership
- Increase deeply affordable housing for senior citizens who live on a fixed income that puts them in the very low-income category. We are growing in number, especially those of us who are older than 65, female, and single. At my age and with no assets, I will never be able to own a home, but I would like to have a comfortable, affordable apartment.
- GREEN SPACE! There is already way too much housing being built in SLC. Those people need a place to walk their dog, get some exercise and a place for their kids to play. Isn't there an ordinance for a certain amount of green space per housing unit? Or something like that?
- Strategy A: Rezone for densities necessary to facilitate the production of more housing. This is the most important strategy. It is unclear why the City has not selected this as a strategy.
- A single city along the Wasatch front is not going to address the air quality. The costs of rent in the city are outrageously expensive and should be a metric. When you can purchase a home and hold on to it for 3 years and find out that the average price of rent is more than your mortgage then you know you have a problem.
- WHO is going to pay for all these wonderful "free" things? Our taxes are out of control already! What is "AMI" - I don't see a definition anywhere in this little light on information idea or whatever it is. How do you intend to "mitigate" displacement; "serve renter households", "serve family households" and "increase geographic equity"? Not one of these is described or defined. This must be something we don't need to know. The entire plan is full of questions and lots of inuendo. Really?
- 5500 deeply affordable housing units needed. Only 2000 in proposed plan??? 2000 affordable rent units in plan??? Current rents have greatly outpaced affordability and hardworking people live in dilapidated housing. City is building huge amount of units with rents rates way too high for regular people who don't have tech jobs or come from California. My children grew up here in SLC and can not afford a decent living space for rent. Rent amounts are too high out of a regular paycheck.

- How did you come up with the numbers? Are these estimates? Do you have real data? With the bank failures and tech lay-offs, housing in Utah may not be as critical as it once was.
- Show address to housing
- I'm unclear on the housing affordability to increase homeownership for low income housing. Would love to learn about the specifics of that plan.
- More clarity on #2 on monitor factors that impact housing stability such as economic development and investment and LMI neighborhoods, vacant retail, etc.
- While the goals and metrics are commendable, it is difficult to understand them without the context of how many families/individuals need to be served; if there are 1,000 low-income households needing greater equity building opportunities, then this is excellent! If there are 20,000 low-income households needing greater equity building opportunities, the plan is commendable, but insufficient.
- I think everything is well said and done
- How much is the expected rent on the 5,500 units
- The time it takes to get into the program
- These are u likely to happen. They need to add more affordable housing with an easier process to. There needs to be four questions they ask and then they either give you the house or they don't.
- No
- Just need much more housing than even suggested here. At all price points.
- No
- They are good. There needs to be more.
- How fast are the housing process
- None
- None
- I believe that constant growth should not be a goal. When we build thousands of units, we invite thousands more people to move here. Why do we want that? It's import to house the unhoused, and there's a need for affordable housing for those making modest salaries. But beyond that, pleases just stop. In addition, the new housing is totally soulless. Look to San Francisco for high-density housing that offers charm and a sense of place, rather than the Communist-era monstrosities now being built.
- I think the goals are great. I would add to the first, direct provision of high quality, environmentally efficient, mixed-income PUBLIC housing (including deeply affordable units).

What other goals or metrics should be included?

- Limiting gentrification through tax rebates, loans, conversion to landlord assistance, multi-generation incentives, etc.
- Need to highlight more the need for housing at all price levels, especially homeownership. Lots of middle class folks can no longer afford to buy anything
- Years ago, Utah had a program that offered a lower interest rate for low income to purchase 1st house. Could do some of the work (like painting, landscape) to work off 1/2 of down payment. got my first home this way and forever grateful. It gave me a sense that I had worked to earn home and took pride in the property. Have also lived in subsidized rental and there was no incentive for me to get a better job or make improvements in my life to get out; put me in a rut until I finally woke up.
- Protection of historic neighborhoods. The new building code changes will result in the mayor and council getting voted out by certain districts and beautiful single family home neighborhoods such as Rose Park become high-density, high-profit areas.
- Goals to specifically support unhoused individuals - be it group residential areas, emergency funds, whatever THEY would find most helpful.
- The city needs to establish a plan for keeping an inventory of condos/townhomes in the 250K-400K range. Builders are not motivated to provide housing in this territory because it is costly/complicate. Please take a moment and read the artcile below: https://buildingsaltlake.com/why-arent-we-seeing-more-new-condos-being-built-in-salt-lake-city-its-complicated/ Homeownership is key to class mobility. The city / state need to do more to reinforce a diverse landscape of homes to own.

- How they are getting into these units? Quality reviews from the clients after they get in to see what their experience was like. What barriers they had to overcome to get into housing. What their experience was like. I think you will find some very serious hardships. I have been hearing some horrific stories while waiting for housing; putting people in horrific mental illness trauma settings so that they may not be able to maintain their housing once inside. It is very sad!
- These goals are very long term. I feel like the city can implement some more short term goals or metrics such as tax breaks or tax credits to those constructing ADUs. right now. Aggressive plans to buy “empty” houses or second use houses. Or even subsidize current multi family buildings/apartments right now while the city prepares to build new affordable housing.
- The needs and preferences of the tax-paying base! NOT the out of town/out of state developers. NOT the Utah County commuters who run over pedestrians on their mad commutes into the city where they don't pay taxes. NOT the legislature who only makes laws that line their pockets or stroke their religious ideology.
- You need a comprehensive guide on how all the new developments are required to include green space and proper park space. How will they contribute to Salt Lake's Urban Forest Action Plan? How does this plan help Salt Lake City be a city of the future, a sustainable city, and not just the best profit for developers just so they will build anything. If this is to improve air quality more steps need to be taken instead of just saying it. Show how these new developments will help air quality.
- Goal 1 is the most important one listed. I would rather see 10,000 units be built and 10% of them are affordable than see 6,000 units be built and 50% are affordable. Abundant housing makes rents go down for everybody (or if not go down, at least not rise as quickly).
- Once low income housing is available, the city should strictly enforce public space camping. If people refuse to enter into drug/alcohol treatment or mental health treatment then they should be removed from the city. Taxpayers are tired of practices that enable self destructive behavior.
- Reduce red tape and barriers to construction efficiency. Reduce barriers to height. Reduce barriers to density. Reduce barriers to opportunity. The city has this power!Read: https://www.azcentral.com/story/opinion/op-ed/2023/02/14/phoenix-needs-flexible-zoning-remain-affordable-vibrant/69900947007/
- Knowing that the City can't make public transit free, it would be great if they'd expand the free fare zone to ensure that housing-dense areas of development are connected to commercial & entertainment districts free of cost, especially for lower income households.
- Changing zoning laws to allow more mixed use development should be a key goal. 88% of SLC's residential areas are currently zoned for R1, and we need housing, businesses, grocery stores, and transit hubs to all be in walkable/cyclable areas. Addressing housing efficiently like this helps solve SO many other issues related to housing, while also addressing housing itself.
- Everything mentioned above.
- "Wages have not kept pace with cost of living" How can this be addressed? Sadly the City doesn't have the jurisdiction to address this, I would imagine. A lot of these problems need action from the State and Fed and private sector.
- Far too many of the current building craze have become condos -- not meeting the needs as the City has described. Consideration of the potential for limited water -- not just for outdoors, but for drinking, bathing, cooking -- is critical as the City thinks about adding more residents.
- Make the City safe. Make the air and water clean.
- Cut taxes and fees charged to landlords, so they can pass the savings to tenants. Drop the property tax, drop the business license to rentals. Don't charge for sewer and water. Remove the fees charged for lighting. If you would like to make the cost of housing lower then, remove the fees that drive the cost of housing up. But lets face it, that's not going to happen, no the fees will continue to go up and you will continue to have the goal of deeply affordable housing.
- I would like to see more "buyers vs. renters" resources available and more "buyers: resources, whereas unregulated commercial rentals can just get a price hike as soon as the private company takes over.
- Focus on keeping CURRENT housing reasonably priced so our families aren't constantly displaced.

- 1. Municipal housing 2. Greater tenant protections to minimize evictions 3. Greater regulation of corporate landlords
- End single-family zoning.
- Let property values increase more and let the people of this city become more wealthy. We dont need to subsidize future poor people
- SENIORS ONLY affordable housing. Utah doesn't do enough for affordable senior housing.
- Minimum wages and state vs city needs and intents Trax expansion to increase possible footprint of new development
- How does this fit into the age in place and anti-gentrification metrics? Need clarity / metrics on geographic equity (ie not all affordable homes in one or two areas. So many of the new apartments are god awful ugly, with no activation -- and those are even the luxury! What metrics can you develop to RETAIN / improve existing cool old apartments (300 S area) and what metrics can you add re diversity of design so Ballpark doesnt become another 400 S horror show of cheap looking structures.
- legal rent caps on apartment buildings preventing landlords from charging anymore than 1000$ per month on any unit and the number of rental units to be built from 2000 to 2500
- Protection and preservation needed for historic housing and buildings. Ordinance support of SROs, duplexes, triplex and fourplex buildings buildings being able to be built.
- The funds and personnel involved in this process should be devoted to more traditional government responsibilities such as public safety and managing infrastructure.
- Evaluate current home owners in the low to moderate bracket to ensure they aren’t at risk of adding to the problem
- Your goals are clear. My input would be to put more financial responsibility on the developers. The developers get financial insensitive and tax breaks to build, they need to pitch in and make 20%- 30% of the unites they build deeply affordable (30% AMI). Salt Lake City should not be solely responsible, since we give these developers financial incentives. Thank you FYI; I am a landlord, my rental property is affordable housing.
- Make it easy for innovators to build in Salt Lake City, such as the shipping container apartment complex recently constructed.
- Ensure a minimum amount of easily accessible green space.
- An easy process to access the services
- Planning should evaluate neighborhoods for factors that reduce quality of life for renters. One example: Utah's cottage food statute allows my next-door neighbors (homeowners) to run a takeout barbecue operation. In summer I can't open my windows because of the smoke from their smokers/grills. My apartment and clothing smell like smoke, and my eyes burn. I also endure loud traffic noise from my busy street. I want to move, but I can't find an affordable apartment on my income.
- The city is narrowing streets and eliminating lanes on the streets. At the same time they are building more housing. Where are all the additional cars supposed to go? What are the transportation plans when you add all of this housing?
- The City should focus on reducing restrictive land use policies throughout the City.
- Rent Costs. $2500 is not an affordable unit.
- What actually happened and helped!
- To make property owners tell applicants of the credit score expectation before having renters pay an application fee
- How about goals to keep people in the homes they have worked hard for instead of all this "feel good" bull to give to those who "don't have"? Life isn't fair! Get a job and save your money to buy something you can afford and work your way up in the world like other people have done. Why in addition to all the excessive high taxes I pay, should I have to cough up more money to pay for all this feel-good? Why are some areas of the city paying so much more in property tax-where's that equity?

- Increase housing stability needs to much more defined. Long term safety net programs that aid people instead of punitive measures that increase poverty and housing instability. Physical and mental health access is directly related to poor housing and should have a place in this plan. Food insecurity is tied to housing as one has to eat even if the rent is due. Well funded programs are needed to increase services for the hugely neglected homeless population.
- All of this information was developed before the new banking crisis and all the tech lay-offs. Maybe you need to adjust your numbers. Is Utah really going to be a place where 1-2 bedroom rental units will be in high demand or single family homes? Where are the parks for people living in high rises? If you want an urban city, you have to plan for one.
- How partners are leveraging (nonprofit/private sector) investment dollars.
- DESIGN. E.g. the street-level townhomes on 800S and the massive apartment buildings being constructed downtown and in Sugarhouse are not only ill-suited to their locations, but seem to be creating transient communities of young professionals who then add to local competition for single-family dwellings as they age, rather than vibrant communities of families, young professionals, and elderly co-existing in place among local businesses, green spaces, and safe urban neighborhoods. We need better.
- What bills are paidd
- Homeless needs within the housing projects. How will it effect our city's homeless population. The homeless are all around us, every day we encounter them.
- A program that has a direct contact and only in contact with.
- If you have a critical record or dealing, they should be turned away. There should be standards for the people they let into the housing.
- No
- Even more housing that's even more affordable.
- More case managers. When their loads are too high (50 or more) it's hard to meet with people when they are over burdened.
- I currently live in one of the low income tax units. I was told that after two years I wouldn't be held by the income limit to live there. I could make as much as I wanted and still live there. But now they tell me I cant. If I make more I have to leave, and all the money I made and put into savings would be taken away to pay for the more expensive housing.
- The best resources
- More housing in the city and the mayors ban on shelters lifted
- Case Manager pay
- Access to resources as well as instructions how to get into it
- Residential height restrictions. Pocket parks throughout the city—let's add a little green into our new concrete jungles. Only one parking space per residential unit in condos and apartments. Build high-density housing along bus and TRAX lines. Rooftop solar and LEED construction on all new construction.

What other goals or metrics should be included?

- Great start. Just don't "plan to plan" and use objective, tangible, metrics...
- Public subsidies AND increased density citywide are both necessary
- Don't just give out handouts. Needs to be oversight. Cramming in ADU or other small dwellings decreases the security and pleasantness of neighborhood living and crowds Street parking. Apartments are no place for cramping children into small areas without some type of outdoor park or open space close by. Need to ask the question who this plan truly benefits both short term and long term. I also own a rental duplex and offer both units for 850 to 950 per month because right thing to do.
- The zoning changes only benefit the mayor's husband and those in his same situation
- A focus on home inventory and ownership at the 250K-400K purchase point. Really tired of seeing these "big box" apartment buildings.

- Would like to see an emphasis on diverse, unique, and interesting housing opportunities rather than these big box apartment buildings. These big box apartment buildings don't provide vested community members and renting keeps the poor-poor.
- You should be gathering the stories from people once housed so you understand what has happened to them along the process. I am very concerned about the extreme harm coming to those on the waiting lists. Women are talking to us about rapes, trafficking youth at the YRC are talking about homicides and trafficking. It is eggregious. So while they wait for housing what is happening to them?
- There needs to more for sale condos and townhomes rather than only for rent apartments being built. The market to buy condos or townhomes is tiny. Airbnbs need to be restricted. My townhome complex is about 50% airbnbs now, which is taking away housing from residents.
- The city of Cottonwood Heights spent 90 million dollars rebuilding Brighton High School so that residents would have higher property values. I don't know if there's anything like this nearby but if the city can looking into doing something about construction meant to make areas "high value".
- Listen to YOUR SLC citizens first! We are your constituency. We are the voices who should be most represented in your decision making.
- Why do you ask if this helps my personal housing needs? I own my home and have lived there 20+ years. Your question about whether it helps the city's needs is better, but even better would be "How does it help address the housing needs of all people in the community?"
- Look to new and imaginative developers who will push the envelope of modern design built for residents and the future in mind. With green open space incorporated as much as possible. Designers like Bjarke Ingels Group: Big, that use modern and innovative processes to think outside the box, literally. Plans like Tokyo's Woven City: https://big.dk/projects/toyota-woven-city-6360. We pride ourselves on our beautiful outdoors so let's incorporate and expand them into our new developments.
- These goals are great & if the city follows through on them all, that would be fantastic for everybody. What worries me most are people who oppose new development in their neighborhoods & take action to prevent it. Please don't let their "community action" get in the way of building new housing. It's so important for housing costs to stop rising so quickly. It's a stain on our souls that in SLC so many of our people are homeless. Building housing is how we start to solve it.
- If the city decides to remove single family zoning limits then it needs to have funds available to compensate the dramatic loss in property value for those homes that will neighbor apartment buildings or multi-units. Ask any real estate professional and they will testify as to the price difference between a border home and one that is even one property removed from a multi-unit.
- Read: https://www.vox.com/policy/23595421/biden-affordable-housing-shortage-supply There is no way to reduce the cost of housing but by (drastically) increasing the supply (holding demand constant, or growing).
- I am totally opposed to the zoning for ADU's in my residential neighborhood of Harvard/Yale. It would exacerbate street parking and change the historic neighborhood and decrease home values.
- A temp housing unit for those preparing for more permanent solution; Buy an existing building- such as, the old LDS hospital (when it is vacated). The rooms would already have beds and toilets. There could be spaces modified to provide shared showers, laundry, cooking, meal prep. (with well-defined rules and processes). The labor needed to maintain processes could be partly supported by the homeless individuals themselves. there could be educational programs to promote self-sufficiency.
- More dense housing, means less people are required to have a car to live and work. Less cars means less congestion and air pollutions from commuters. It also helps lower housing prices and rent prices for young people like me. Minneapolis is a good example of changing zoning laws away from exclusively R1 and it has become the ONLY large city in the US with FALLING rent prices but an INCREASING population. This helps natives like me stay in the city I grew up in. Thank you
- Please look into the owners of the developments that have been built in downtown SLC over the past ten years. How many were built by women? How many were built by minorities? What percentage of the developers LIVE anywhere close to their projects? If the city is left with more MODA properties then this whole plan is a waste of time. Worry about funding housing for homeless...that's the real crisis.

- Clearer communication to the public about WHAT this plan is and WHAT it will do EXACTLY. Tweet length descriptions so people who are not familiar with dense policy can understand what the City is doing and what is beyond the City's control.
- Please re-evaluate the businesses and employees the City wishes to attract. If the City wishes to have a broad mix of residents, incluidng those with high skill and education levels, the City must avoid adopting policies and procedures which cause such individuals to seek homes outside the City limits.
- Stop listening to those who do not live here. If you destroy single family residential neighborhoods, the City will circle the drain, just like every poorly managed large city in America.
- I would like to help the homeless, I haven't thought of how, but I would like to see an answer. Maybe a village made of shipping containers that they could live in as a transition place? pick a place like the old water park on 17th south and build a community that was kept clean and livable. free to the homeless, while they got a job. It would have councilors. I don't know, just a thought.
- Stop building luxury apartments until there are enough apartments for normal working class people.
- Change R1-5000 to R4-5000 with changes to setbacks and other requirements to ensure the upzone has the maximum chance of increasing our housing supply, particularly missing middle.
- Stop pretending like you care
- I know you guys are working hard and want input -- a good combo!
- bring back SLC's housing first policy, allowing homeless individuals a dignified way to get off the streets, i run mutual aid projects and seeing this city kick it's weakest around is a rage inducing blight. aim for 100 percdcent occunpency in all buildings
- Stop the destruction of historic housing and buildings.
- Depending on the income of the individual, many things are "expensive" including food, clothing, transportation, utilties, taxes, etc. I do not see controlling these costs as a responsibility of City government.
- As a home owner in a lower income bracket developing processes to ensure that bracket isn’t joining the list of non-homeowners. I should add, first step would be determine the % of the population of homeowners that lose their homes. Too see if it’s even an issue
- The whole ADU plan, to help pack more people into the city, is crazy. The argument that older people who own homes in the city need the extra income isn't strong. Those people can't afford to put up a rental box in their backyard. What, 150-200,000 dollars? And then wait all those years to get a return on their investment? ADU's will ruin back yards. Remember, backyards are GREENSPACE.
- Common areas in developments are so so important! We lived in a townhome where 6 buildings of 6 units each surrounded a courtyard with playground and green space. It was fenced between the buildings so that it was totally enclosed. It was the healthiest place to raise kids-they had extra freedom, parents took care of each other, it felt safer because we knew each other. I'm in favor of dense housing, but the kind of stuff going up is awful. It's bad for safety, community, and mental health.
- How the services are exactly accessed for everyone
- Geographic equity is important. Put deeply affordable housing in areas that are safe, walkable, quiet, and attractive. You will face stiff resistance from the NIMBY crowd, sure. Renters are stigmatized. I take better care of my apartment than some homeowners do with their property.
- PLEASE expand the housing crisis to cities around SL county. How about West Valley? Murray? Midvale? Sandy? Draper? I don't know why Salt Lake City feels like they have to take on the responsibility to solve the housing crisis.
- The deed-restrictions, subsidies, incentives, land trusts, and income restrictions ultimatley serve to micromanage the development process, increasing the difficulty and cost of constructing new units to homebuilders. Housing is a complicated problem, but affordability is exasperated by laying new programs and restrictions that prevent the efficient construction of new housing. The most efficient way to increase supply is to allow more housing to be constructed without restrictions.
- I want to know who was surveyed for this nightmare? What political party are they affiliated with? What is their average annual income? How much influence did some of these politically connected individuals from the U of U have in the manufacturing of this nightmare? Is there anyone in city government who isn't liberal and "enlightened"? I'm certain that no one in this city govt gives a rats patoot about anything dealing with taxpayer "equity"! What happened to tree equity? Really?!

- To be a refugee is extremely challenging. Refugees often have medical and mental health issues which make them a vulnerable population with long term needs. There is an increased need to help protect their housing. Look at the shelter population and you'll find many refugees. Dignified respite and hospice care for homeless and low income people needs to be increased. More needs to be done to house and treat this group.
- I find it appalling that you would cut back parking spaces for these rental buildings when the amenities in SLC don't make it a walking city. Where are all the walkable grocery stores, pharmacies, dry cleaners? Where is the accessible public transpiration that can get you where you need to go without a car? Maybe you have developers build parking structures and anyone can lease a spot. NYC seems to have done this successfully.
- Don't rezone my neighborhood - district 6
- What kind of programs do you got in place to make sure that these people have housing that they have the possibility of and having a job?
- Extend the due date on moving packets to individuals who are disabled and on a fixed income before voucher expires
- I care deeply about this city, and having travelled globally, wish that we were using this opportunity for development to enhance walkability, safety, vibrancy, opportunities for local business development, and more trees/parks/gathering spaces in addition to housing. When we create housing without these attributes, we communicate that we do not actually care about the lowest-income among us, and perpetuate continued stratification, reduced safety, and civil unrest. We need resiliency.
- Nothing ya
- The homeless men and woman are poor beyond belief. Are there programs specifically designed to address this issues.
- The best way to transition back into housing
- Make it actually affordable. The last place I was in I had to make 2 times the rent which wasn't realistic.
- No
- Funding for the CAP, extended overflow later in the year, other ways to notify people about resources when they're not staying in the resource center.
- The only solution to homelessness is to home more.
- Housing not dependent on drug tests.
- Instead of kicking you out right away if you're past the income limit , there should be a 1-2 year program where you live there and have a case a manager and take mortgage classes and stuff to get you ready for homeownership. Or they can help you transition to housing that better fits your income.
- More contact information and etc.
- A new mayor
- Work hand in hand with substance abuse treatment programs
- Protect our open spaces, our water and air, and our way of life. Encourage entrepreneurism and mom and pop stores and restaurants, so each neighborhood has a small commercial center that is walkable from the neighborhood. Don't let big chains swallow our diversity. Again, study San Francisco.
- I like that the City is interested in supporting innovations like the Perpetual Housing Fund. Please seek out and support more of that kind of thing. Also, I think the City could embrace the CLT model more as part of the solution, and to look for opportunities to incentivize limited equity cooperative housing and co-housing initiatives. Continue being bold!

Wednesday, April 19, 2023

Salt Lake City Council
451 State Street, #304
Salt Lake City, UT 84111

Dear Members of the Salt Lake City Council,

As a nonprofit, nonpartisan organization with a membership of nearly 38 million people, including nearly 220,000 members in Utah, AARP works to strengthen communities and advocate for what matters most to families with a focus on health security, financial stability, and personal fulfillment.

I am writing today to comment on Salt Lake City's proposed housing plan, Housing SLC (**Plan**).

AARP believes housing is central to community and individual well-being. Livable communities should offer a variety of accessible, affordable, and safe housing options for residents of all backgrounds, incomes, and abilities. The Housing SLC is consistent with many of AARP's principles, however we offer the following comments on the plan to ensure the needs of older Utahns are fully considered.

Accessible Design

We support housing designed for people of all ages and ability levels, including those with disabilities. This empowers community residents to age in their homes and communities as well as live in the setting of their choice.

Currently the Plan has only four references to people with disabilities and none of those are part of the action items. There was only reference to the Americans with Disability Act (ADA) with no policies or action steps for increasing the supply of accessible housing. More generally, the draft plan did not propose strategies or goals that address the special housing needs of seniors. It is important that the plan also look into developing housing with universal design that would help old adults age in place.

Workforce Housing

According to the Plan the three goals set targets ("metrics") for housing for households with incomes of less than 30% Area Median Income and 80% AMI as well as for "low-income households." While it is important that there is adequate supply for low-income households, the Plan may also want to discuss workforce housing, which typically for households between 80% to 120% AMI.

In addition to setting goals for middle income housing production and affordability, the plan would be improved by including a discussion about the different needs of various types of households, for seniors in particular, and a discussion of strategies for addressing them.

Regional Approach

It is important to also have a regional approach to housing and planning. It appears that the Plan does not discuss Salt Lake's regional approach, especially the Salt Lake suburbs. This is important since much of the City has many of the characteristics that make it a good place for seniors to live; mixtures of uses, walkability, access to health care facilities, transit service, public amenities, etc. Other parts of the region, especially newer suburbs, lack these qualities which means there may be extra high demand for senior housing in Salt Lake City compared to many other parts of the Wasatch Front.

The draft plan notes that Salt Lake City's population and its housing differs from the region in important ways:

- Salt Lake City accounts for a very high share of all apartment construction in the region, 43%, (page 12) although it contains only about 7.5% of the Wasatch Front region's population. Salt Lake City also has a much higher share of high and mid-rise buildings. Appendix 2 Salt Lake City Housing Needs Analysis Appendix 2, table on page 16.
- Salt Lake City has a declining share of family households compared to the rest of the region (page 12) and its housing stock has relatively fewer "family-sized housing units" i.e., homes with 3+ bedrooms than the rest of the region or other peer cities. (Page 10.)

Some elements of the draft plan seem to resist these trends, which are differentiating the City's housing stock relative to the region. For example, one action item under Strategy P is "Promote the development of affordable family-sized housing units with 3+ bedrooms." If the rest of the region is building bigger houses with more bedrooms, then as a regional strategy it might make more sense for the City to accept and continue on its path to denser housing sought by older and smaller households.

Accessory Dwelling Units

According to the Plan one of the action items under Strategy E ("Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones") is "Adopt revised Accessory Dwelling Unit (ADU) ordinance to make the development of ADUs easier and more widespread." This action is proposed for completion in 2023. (Page 38)

An updated list of proposed amendments to regulations governing ADUs was published online on December 14, 2022. Those draft amendments are:

- Allowing ADUs on properties with a nonresidential use or multi-family use. Currently, ADUs are only permitted on properties with a single-family dwelling.
- Eliminating the conditional use requirement for detached ADUs in single-family residential zoning districts. As a permitted use, detached ADUs will still be required to meet all size and location requirements in the ordinance.

- Adding alley activation requirements for detached ADUs constructed within a certain distance from a public alley.
- Removing the requirement that an ADU cannot be taller than the primary home or building. Instead, ADUs would follow similar height requirements as other accessory buildings like garages.
- Modifying setbacks so that the setback requirement is increased as the height of the ADU is increased.
- Removing vague or conflicting requirements for different types of detached ADUs so the code is easier to use.
- Removing a requirement that said a detached ADU cannot be larger than 50% of the footprint of the home. Instead, the size of the ADU will be capped at 720 square feet. Homes on larger lots may be able to have larger ADUs. However, please note that the Planning Commission added a condition that the maximum size be increased to 1,000 square feet as part of their positive recommendation.
- Changing regulations that conflict with Utah state code related to ADUs that are attached or within an existing home.
- Prohibit short-term rentals on properties with an ADU.

In general, these proposed changes represent a big improvement in the regulations governing ADUs, making them conform more closed to AARP's ADU Model Local Ordinance, especially with regard to eliminating conditional use review in all residential zoning, eliminating a minimum lot size and allowing for larger units.

However, there are two important omissions in these reforms.

A review of the draft ADU amendments to the zoning code (lines 377 – 397) shows that they will retain the owner occupancy requirement, which inhibits ADU construction. We would recommend less restrictive covenants.

Furthermore, the draft does not eliminate the requirement of providing one on-site parking space, as recommended in AARP's ADU Model Ordinance, although it does allow many exceptions to that requirement, AARP recommends eliminating the parking requirements subject to a subsequent review of the impact of the elimination of the requirement.

Conversion of Single-Family Residences

The draft plan has several action items grouped under the Strategy "Convert Existing Buildings to Housing" but the buildings referenced are historic buildings, hotels, and motels. AARP supports such conversion, especially of commercial building into affordable housing. Due to the pandemic, many of the commercial buildings that have sat unused can be rezoned and remodeled to create more housing supply.

Remodeling existing large homes into duplexes and creating an internal ADU will help in increasing the housing supply. Especially, a conversion of a single-family home into a duplex can provide a senior both with some income and the possibility of offering low or no rent in exchange for support and companionship. AARP supports the creation of more middle housing that is affordable and supports in decreasing the housing supply shortage.

Efficacy of Reducing Regulatory Barriers

The Plan states that the rezoning efforts that were implemented as a result of the last housing plan were successful in generating substantial additional construction, especially multifamily rental construction. It would be important to examine the results of the last round of zoning changes. Such examination will assist in understanding the positives and the short comings of the last round of zoning changes.

The Plan also states that the city's ability to accommodate more housing is constrained because it is "built out" but there is no definition and quantification of what this means. A quick survey on Google Earth showed large areas of one-story commercial development surrounded by seas of mostly vacant parking.

We also recommend that the Plan include a land capacity analysis by zone and area and forecasts based on recent trends and demographic forecasts. This would provide a baseline forecast on volume and type of housing. This baseline could then inform the strategic interventions to facilitate the affordability of some of this housing stock.

Conclusion

AARP Utah appreciates the proactive planning of Salt Lake City to address the needs of future residents. We thank you for opportunity to comment on the draft plan and look forward to discussing it with you. If you have any additional questions, please contact Danny Harris, Advocacy Director, at 801-567-2650.

Sincerely,

Alan Ormsby
State Director
AARP Utah

SLC NEIGHBORS
FOR MORE NEIGHBORS

Board of Directors

Adan Carillo

Alessandro Rigolon

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April 18, 2023

Ruedigar Matthes
Salt Lake City Department of Community & Neighborhoods
451 S State St Rm 404
PO Box 145480
Salt Lake City UT 84114-5480

Dear Ruedigar,

SLC Neighbors for More Neighbors is a network of Salt Lake City residents working for affordable housing for all income levels through policies that are pro-housing and pro-tenant.

We're writing in support of Salt Lake City's proposed Housing SLC plan, as well as to suggest specific important additions to that plan. We agree that the current housing crisis "demands a bold response." Findings from the Thriving in Place initiative as well as the Housing SLC outreach process are evidence for the need for a bold vision for our changing city.

In the mid-1990s, Salt Lake City, like many cities throughout Utah, was subject to a package of new zoning regulations restricting housing development – policies better known as downzoning. The crisis we face today is a direct result of this misguided and regressive policy choice.

To fully achieve the goals of Housing SLC and provide enough housing for our growing city, we must reverse the harmful and exclusionary legacy of downzoning policies.

On the following page are the additions we would like to see in the plan before it moves forward in the process.

Sincerely,
Turner Bitton
Executive Director
SLC Neighbors for More Neighbors
www.slcneighbors.org

Strengthen Zoning Reform action plan: While the existing plan references zoning changes as an important means to increasing housing stock, the current action items do not include a bold enough vision for zoning reform. With most of the residential areas in the city restricted to single family homes, neighborhoods cannot grow their housing stock sufficient to meet rising demand. The result is a cycle of competition and pressure on existing housing stock that forces many residents of ordinary means out of the housing market.

To address this issue, Housing SLC should add the following goals to its existing plan:

1. Adopt policy to reverse the historic redlining and recent downzoning that currently constricts housing supply in Salt Lake City. In effect, the city's goal should be to eliminate single family zoning to allow for the city to grow at the pace it already was prior to the 1990s. Less encumbered neighborhoods already feature duplexes, triplexes, and other types of housing that are not currently permitted under single family zoning.

2. Eliminate parking mandates throughout the city, allowing the market to determine and meet parking needs.

Make explicit commitments to Accessory Dwelling Units (ADUs): As Housing SLC makes clear, ADUs are an important component of the city's moderate housing goals. However, the current plan is missing more specific goals, which are necessary to encourage the creation of more ADUs.

To address this issue, Housing SLC should add the following goals to its existing plan:

1. Revisiting the Owner Occupancy Requirement for ADUs. On April 4th, Salt Lake City Council Members established legislative intent to revisit the Owner Occupancy Requirement for ADUs in 2026. This should be included as an explicit goal under Strategy E.

2. Housing SLC should create a density incentive for small-scale housing projects that include deed-restricted housing. The city can follow San Diego's example by increasing incremental development in neighborhoods throughout the city.

Leverage the city's position as a landowner: Housing SLC should include specific goals related to the city's position as a significant landowner and lead by example. To do this, Housing SLC should add the following goal to the plan:

1. Conduct an inventory of all city properties to identify opportunities for generating housing throughout the city. For example, the city and redevelopment agency should work with the Salt Lake City School District and other public bodies to evaluate the possibility of leveraging city owned assets to achieve housing goals.

Promote new owner-occupied property types: To meet the city's homeownership goals, Housing SLC should include innovations designed to increase the types of housing available for purchase in the city.

To do this, Housing SLC should add the following goals to its existing plan:

1. Decrease the minimum lot size for single family residences so that lots may be subdivided to allow for a first mortgage on excess land to build smaller, more affordable homes.

2. Incentivize the construction of condominiums and explore state legislative changes to accomplish this goal.

Better utilize planning staff time: To achieve all of the goals outlined by Housing SLC, significant staff time will be required. To allow for planning staff to adequately address housing and planning needs, the city should reduce the amount of staff time and resources spent on minor alterations and other administrative tasks within historic districts. It is inequitable to have such significant staff time dedicated to these functions when so many neighborhoods are experiencing significant change and pressure from housing needs.

Thank you for your consideration and for your work on the Housing SLC plan.

In partnership,
SLC Neighbors for More Neighbors

DISABILITY LAW CENTER
Your rights matter.

Public Comment / Housing SLC (Rd. 2)
April 7, 2023
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ncrippes@disabilitylawcenter.org
Andrew Riggle / Public Policy Advocate
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The Disability Law Center (DLC) appreciates the opportunity to comment on the Housing SLC draft plan.

Strategies & Actions

- Developers tell us housing for individuals who earn less than 30% of the area median income is the one segment of the market they cannot make work financially without public participation. We believe it is critical for the plan to focus explicitly on "deeply affordable housing. A step in this direction might be lowering the AMI percentage and increasing the number of units required to qualify under the proposed Affordable Housing Incentives Ordinance. A similar approach could be adopted in a Community Benefit Policy.

- While we appreciate the plan's proposal to expand the use of RDA funds to acquire and maintain or transition existing units to affordable, and possibly equity generating, housing, the vast majority of existing those units are not physically accessible to residents with disabilities. A survey of the need for and availability of accessible units and their features has not been completed in at least a decade, so we recommend the City undertake an effort to determine the current scope of the need.

- Given existing exemptions to the Fair Housing Act's accessibility requirements, encouraging accessory dwelling units, adaptive reuse of historic buildings, or the conversion of hotels and other properties is unlikely to result in an appreciable increase in the supply of accessible housing. However, the city is not precluded from incentivizing accessibility or making it a priority or requirement for program participation.

- Given the resistance to affordability and density in a couple communities, the DLC understands the attractiveness of tiny homes. Again, an intentional effort will be needed to make sure these units add to the supply of accessible homes.

- Finally, we welcome the city's recognition of the challenges faced by residents without strong protections for tenants. To the extent it is helpful, we will gladly participate in tenant rights education, advocacy, and training.

While the DLC is grateful for the draft plan's focus on deeply affordable housing, several specific suggestions to increase the availability of physically accessible housing are below:

Accessibility Recommendations

- City housing staff, planners, developers, architects, builders, contractors, inspectors, and others receive regular and ongoing training regarding their obligations under Americans with Disabilities Act, the Fair Housing Amendments Act, Section 504 the Rehabilitation Act of 1973, and the International Building Code.

- The permit office should also have an expert in these areas to ensure that each application meets the applicable standards before it is approved.

- Continuing education, highlighting how to use current code to build accessibility into new and existing projects, should be encouraged.

- Establish ambitious targets for making more of the existing affordable housing stock accessible, as well as prioritizing CDBG funds for the development of new units which meet the FHA's accessibility guidelines.

- Incentivize creation of accessible units through RFP or permitting requirements, reduced fees, density bonuses, Housing Trust Fund dollars, zoning variances or inclusive zoning or other similar mechanisms.

- Require or give bonus points to proposals which include ICC Accessible, more Type A units, or units with a higher percentage of universal design features.

- Allow a variance to square footage limits if an ADU is accessible.

- Adopt a visitability ordinance or offer incentives to design it in from the beginning.

- Set aside a percentage of CDBG, HOME, or Housing Trust Fund money for first-time home buyer grants or down payment assistance used for new or rehabilitated homes that are "visitable".

- Prioritize or give bonus points to "visitable" projects partially funded through CDBG, HOME, ESG, LIHTC, OWHLF, or the city's Housing Trust Fund.

- Target Housing Rehabilitation Program loans to homeowners with disabilities.

Likewise, please find the DLC's comments from late last summer reiterating our concerns with the Other Side Academy's model for the tiny home village pilot project attached.

Thank you for your time and considering our feedback. Again, if we can be of further assistance, please do not hesitate to contact us.

(EXTERNAL) Housing Overlay

Karen Garff <garffhouse@hotmail.com>

Sat 3/4/2023 3:10 PM

To: Salt Lake City Housing Plan <HousingSLC@slcgov.com>

To Whom it May Concern-

I am totally opposed to the zoning for ADU's in my residential neighborhood of Harvard/Yale. It would exacerbate street parking and change the historic neighborhood and decrease home values.

- Karen Garff

(EXTERNAL) Comment on Housing SLC Plan

Caitlin Cahill <Caitlin.Cahill@utah.edu>
Sun 4/16/2023 7:47 PM
To: Salt Lake City Housing Plan <HousingSLC@slcgov.com>

16 April 2023

To whom it may concern,

I am writing to submit comment on the Housing SLC Plan.

The Housing SLC Plan provides a thoughtful way forward to address the housing crisis in Salt Lake City. As the executive summary notes : *"This plan… envisions a more affordable city for everyone and prioritizes individuals and households who face the greatest risk of housing insecurity, displacement, and homelessness."* I love this! *And, "The current housing crisis demands a bold response."* I appreciate this too!

I want the **Housing SLC plan to be more bold and more ambitious.** Our housing system is broken. We must take bold action now.
Given the overwhelming "constraints" listed in Chapter 3, including …

- eviction and landlord tenant laws
- state preemptions on rent control and inclusionary zoning
- market conditions (over 70% of Utahns cannot afford a house at the median income)
- the global financialization of housing

The Housing SLC plan must take giant bold steps to create equilibrium and to stem the harm and address the growing homeless crisis. Housing SLC has the potential to be a blueprint for a more just city where Housing is understood to be a Human Right.
Goal 1: Make progress toward closing the housing gap of 5,500…
Yes ! but instead of **"***Make progress toward closing of 5,500 units of deeply affordable housing"* **…**

- **CLOSE the housing gap with 8,000 units of deeply affordable housing**. By deeply affordable I mean **between 30% - 80% AMI.** We must work towards this **as soon as possible**. Five years is too long.
  - We must dream bigger and **increase the number of units right away that are affordable given the looming recession and the constraints listed in Chapter 3**. There are few tenant protections and the state preemptions delimit what's possible.
- Research demonstrates that closing the gap and providing deeply affordable housing will go **a long way towards addressing the crisis of homelessness.**
- Affordable housing is possible with city protection and regulation (addressed in Goal 2)

Goal 2: Increase Housing Stability

I love this goal! **We need data and funding for programs that provide housing stability!**

- **We need to set up systems and a budget at the city level to track indicators and regulate housing stability through programs. This is a long term investment in a future where we can have rent stabilization and mandatory inclusionary zoning.**

- **We need accountability to ensure geographic equity and redress the harms of disinvested communities.** Residents, and in particular people of color, that have survived disinvested communities with services lacking should have the right to stay put and not be displaced now that the land value is increasing and there is investment in their communities.

- **We need extra protections for renters at the city level since their rights as tenants are stripped away at the state level.**

- What can the city do to ensure housing stability for renters and mitigate displacement? **Any new development that receives funding from the city must have rent stabilization and inclusionary zoning at 30-80% AMI. We must prioritize family households.**

- **We need to track city and vacant land and put policies in place make sure community and local residents have the right of first refusal for creating affordable housing (up to 80% AMI), not out-of-state/international investors.** City land must not be privatized. If the City wants to support the development of permanently affordable housing on city land, city funding should be put into community partnerships for Community Land Trusts, shared and limited equity options.

Goal 3 : Increase opportunities for homeownership and other wealth and equity building opportunities for low to moderate income households.
Yes! Provide affordable homeownership and wealth and equity building opportunities **for at least 5,000 low-income households.**

- **We need bold action to stem this housing crisis. Over the next five years 5,000 households is a modest goal** (especially if we connect this with Goal #1 and 2). 1,000 is bread crumbs. We must do better.

- Connect with Goal 2 and **prioritize equity (that is long overdue).** Prioritize families and low-income residents in working class communities of color that have been historically redlined, segregated, and disinvested. Partner with organizations that have a long term track record of doing work in these communities.
- Connect with Goal 2 and **fund community partnerships to produce Community Land Trusts, shared and limited-equity housing options**, in addition to traditional home ownership opportunities.

Given the overwhelming constraints listed in Chapter 3 :

- eviction and landlord tenant laws
- state preemptions on rent control and inclusionary zoning
- market conditions (over 70% of Utahns cannot afford a house at the median income)
- the global financialization of housing

The Housing SLC plan must take giant bold steps to create equilibrium and to stem the harm and address the growing crisis with homelessness.
Thank you for all of your work, for engaging the community, and for envisioning what's possible. Let's get there!
Sincerely,

Dr. Caitlin Cahill

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she/her/hers
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