

AFFORDABLE HOUSING OVERLAY

ZONING TEXT AMENDMENT



The City's Planning Division is developing zoning amendments to encourage the construction of additional affordable housing. Planning staff has developed draft options for an affordable housing overlay.

SHARE YOUR FEEDBACK!

Based on survey results from earlier this year, planning staff has developed draft options for an affordable housing overlay. It includes providing relief from zoning standards and allowing for additional housing types throughout the community.

These options are detailed in the Affordable Housing Overlay StoryMap and survey: <https://arcg.is/1HjyLK>. Please let us know what you think about the proposal by responding to the survey questions within the StoryMap. We want to hear from you! The survey will be open through July 31, 2020.

Planning staff will hold a virtual open house to discuss the proposed options and respond to your feedback on July 9, 2020.

WHAT IS THE PROJECT?

An affordable housing overlay zoning district would encourage the production of affordable homes rather than require it. This may be done through zoning code modifications such as: allowing additional height, reduced parking requirements, or through process waivers.

Rather than imposing restrictions, an affordable housing overlay aims to present developers with more choices by offering additional benefits to projects that increase the supply of homes that more people can afford. Ideally, the modifications would reduce development costs to allow the construction of more affordable homes.

More information is on the project webpage:

<https://www.slc.gov/planning/2019/12/03/affordable-housing-overlay/>

WHERE ARE WE IN THE PROCESS?

We began this project in 2019 with a public survey to find out more about affordable housing needs in the community. We also held discussions with affordable housing providers and developers. Over 2,000 people took the survey. Based on these results, we have outlined several options to waive process requirements or otherwise modify zoning restrictions to help bring about the construction of additional affordable housing in the community. You can review a summary of the survey or see the detailed results in a pdf on the project webpage.

WHAT IS AFFORDABLE HOUSING?

A home is generally considered affordable if the household pays 30% or less of their gross income (before taxes are taken out) towards rent/mortgage payments. Households are considered cost burdened if they pay more than this amount.

HUD uses the following categories and area median income percentages to break incomes into segments so that specific housing needs can be met:

- **Extremely Low Income Affordable Units //**
Housing units accommodating 30% AMI
- **Very Low Income Affordable Units //**
Housing units accommodating 50% AMI
- **Low Income Affordable Units //**
Housing units accommodating 80% AMI

In 2020, a single person household in the Salt Lake Metro Area has an area median income of \$60,600. For a single person household, 80% of the income limit is \$49,250 (30% = \$1,231/month), 50% is \$30,800 (30% = \$770/month), and 30% is \$18,450 (30% = \$461/month).

The area median income for a family of four is \$87,900. For a four-person household, 80% of the income limit is \$70,300 (30% = \$1,757/month), 50% is \$43,950 (30% = \$1,099/month), and 30% is \$26,350 (30% = \$659/month).

(Sources: Growing SLC and HUD)

WHAT HAVE WE HEARD SO FAR?

In the survey, we heard from you that affordable housing should be located throughout the community – particularly in Downtown, Sugar House, and the Central City areas. It is most important for affordable housing to be located near frequent transit, services, and businesses.

We also heard that you did not want reductions in aesthetic design or landscaping requirements. Many of you supported housing types besides single-family homes, like accessory dwelling units, duplexes, and townhouses, in your neighborhoods.

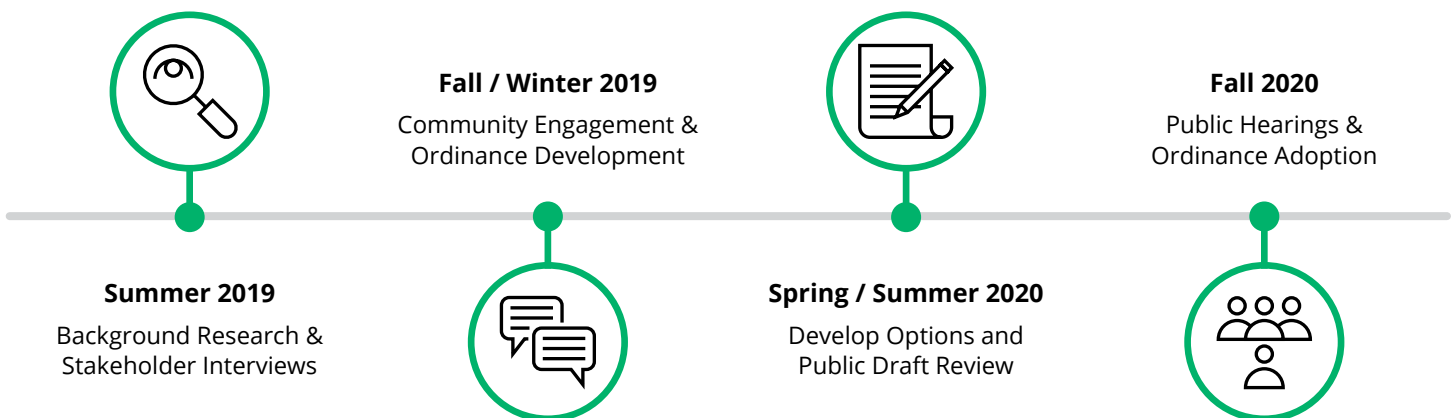
WHAT'S NEXT?

Based on public feedback, planning staff will refine the options presented in the StoryMap and prepare draft amendments to the zoning ordinance. The proposed updates will be posted on the project webpage; dates and times planning staff will host future virtual open houses and public meetings to review and discuss the proposal will be posted on the project webpage.

The approval process will include public hearings at future Planning Commission and City Council meetings. The Planning Commission will make a recommendation to the City Council, who will make the final decision.

Meeting dates will be determined at a later date and will be posted online.

PROJECT TIMELINE



STAY UPDATED!

Please check back at www.slc.gov/planning periodically for updates and more information about this process and opportunities for public input and involvement.

ADDITIONAL INFORMATION

Sara Javoronok // Senior Planner
sara.javoronok@slcgov.com
801.535.7625