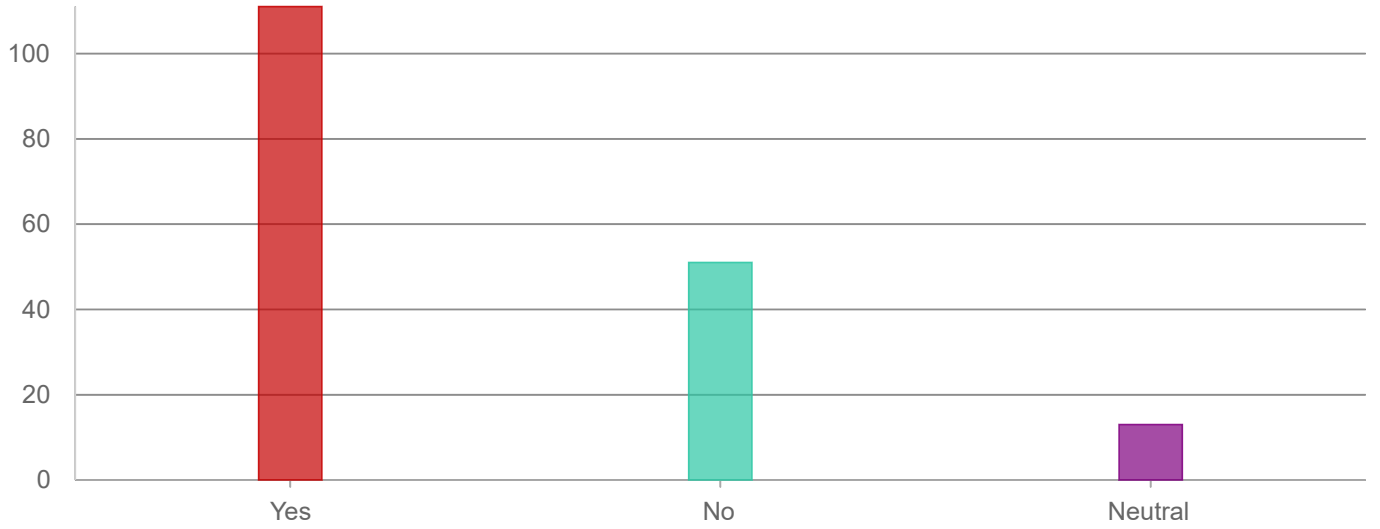


Multi-family and Mixed-Use Neighborhoods

Additional building height



Answers

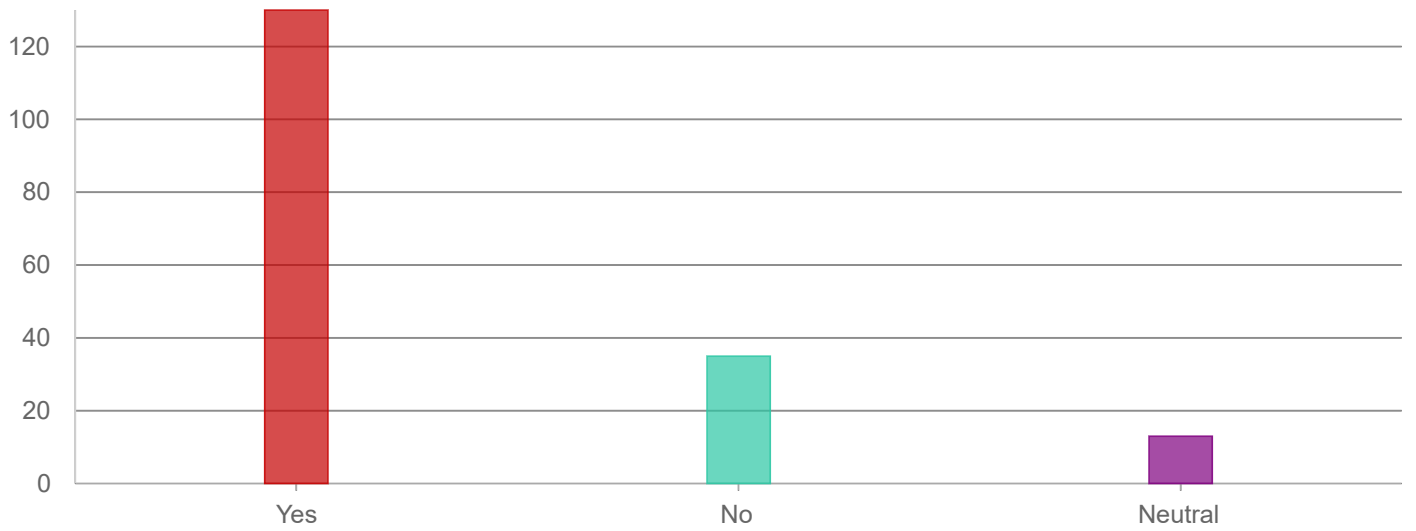
Count

Percentage

Answers	Count	Percentage
Yes	111	61.33%
No	51	28.18%
Neutral	13	7.18%

Answered: 175 Skipped: 6

Additional building stories

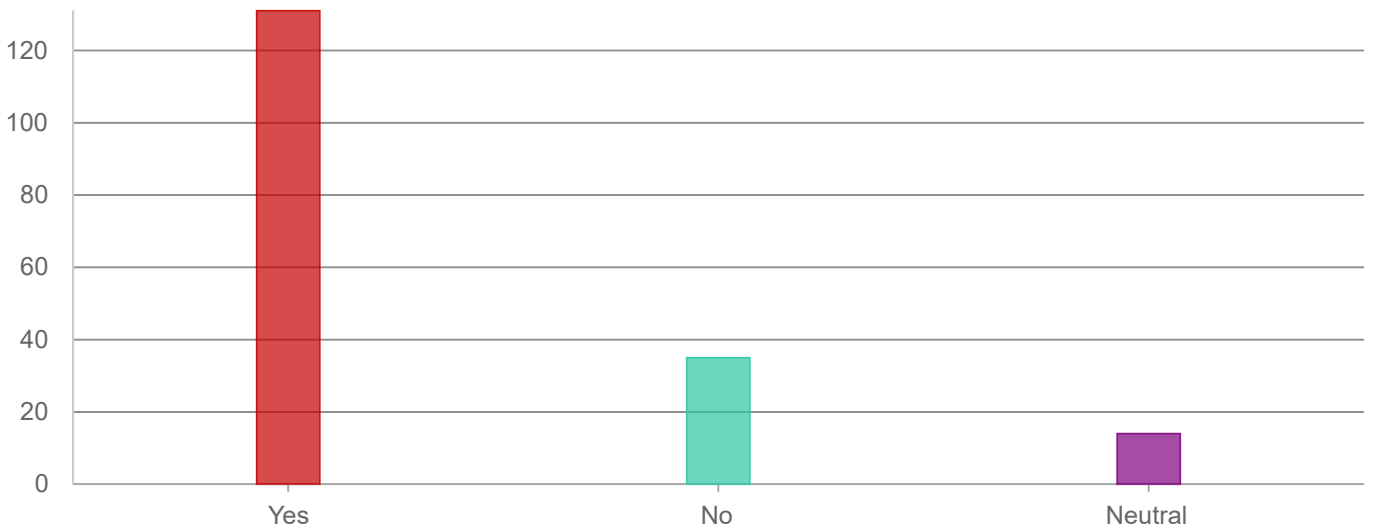


Answers **Count** **Percentage**

Yes	130	71.82%
No	35	19.34%
Neutral	13	7.18%

Answered: 178 Skipped: 3

Allow housing in more zoning districts



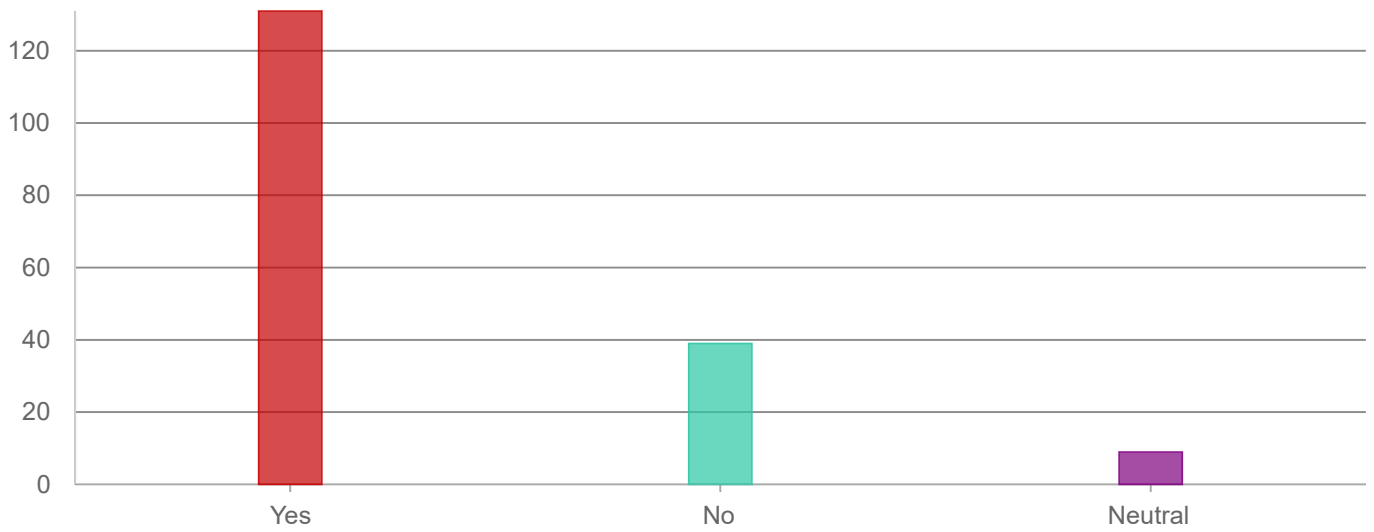
Answers **Count** **Percentage**

Yes	131	72.38%
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No	35	19.34%
Neutral	14	7.73%

Answered: 180 Skipped: 1

Lot requirements



Answers

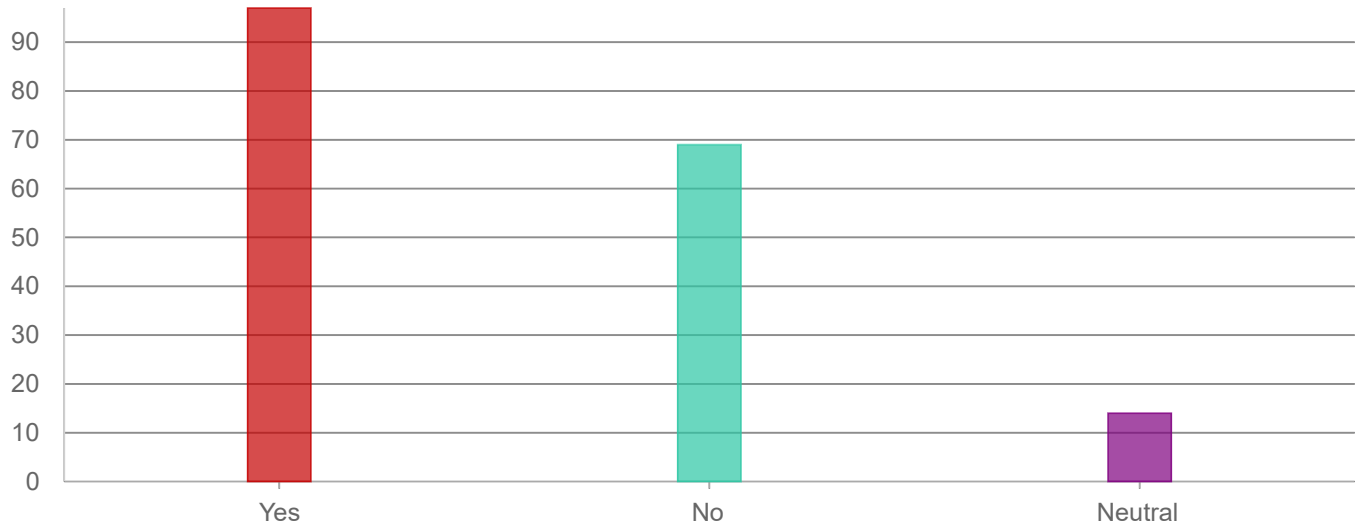
Count

Percentage

Yes	131	72.38%
No	39	21.55%
Neutral	9	4.97%

Answered: 179 Skipped: 2

Waive planning processes



Answers

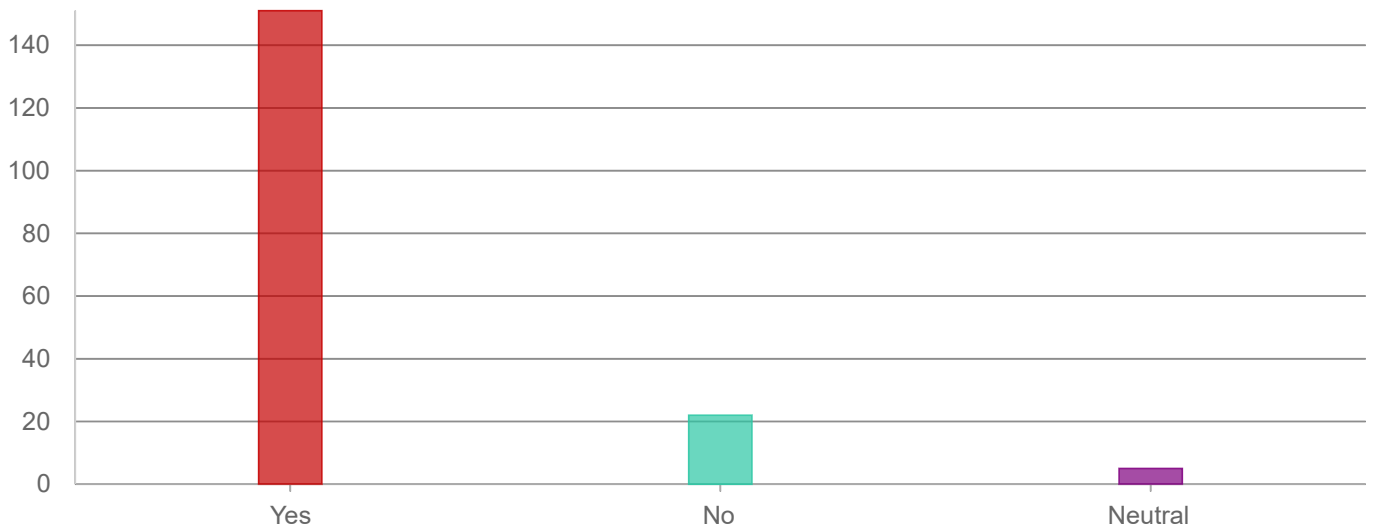
Count

Percentage

Yes	97	53.59%
No	69	38.12%
Neutral	14	7.73%

Answered: 180 Skipped: 1

Allow more housing types



Answers

Count

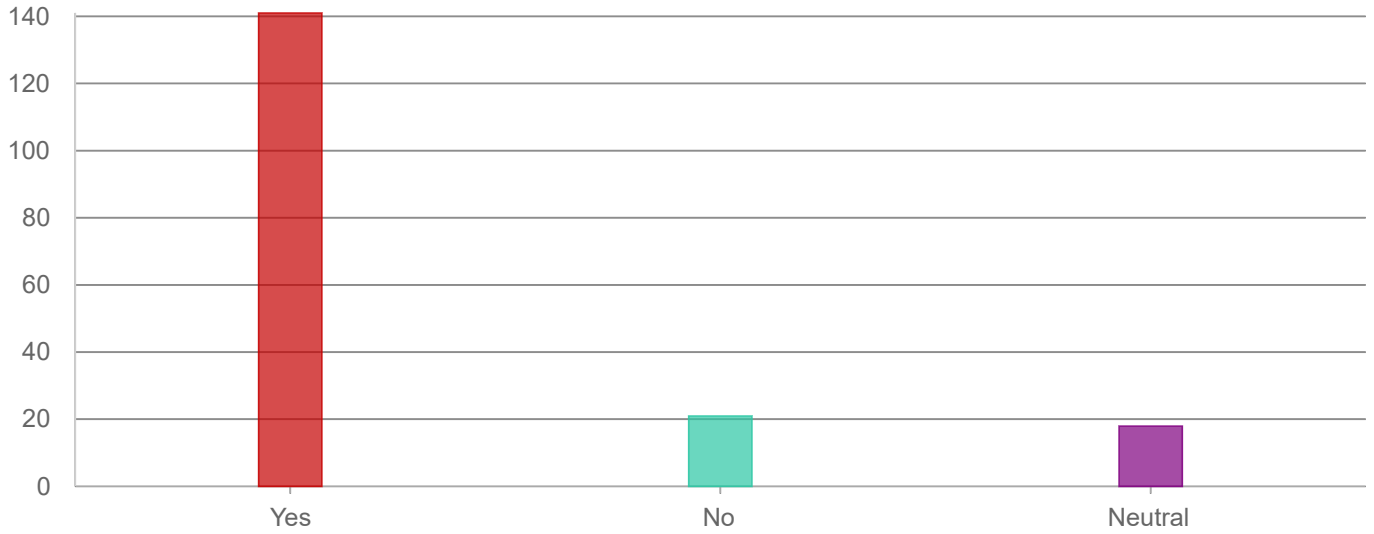
Percentage

Yes	151	83.43%
-----	-----	--------

No	22	12.15%
Neutral	5	2.76%

Answered: 178 Skipped: 3

Administration of program



Answers

Count

Percentage

Answers	Count	Percentage
Yes	141	77.9%
No	21	11.6%
Neutral	18	9.94%

Answered: 180 Skipped: 1

Other comments

We should remove as many barriers as possible to increasing density in the city.	1
We should abolish single family zoning throughout the city. Zoning and historic districts are just ways to "keep people in their place". If townhouses/multifamily were allowed throughout the city, then they could compete with the high prices in places like the avenues and east of 7th east to build more units in more desirable neighborhoods.	1
We need green space and setbacks from our large busy streets. I support all measure to increase affordable housing as long as it does not compromise quality design and much needed green space.	1
We need affordable housing for people in the lower middle, too. People who are doing well enough they don't qualify for the things proposed here, but not well enough to afford rent or mortgage for a decent place. The very poor need help, but the next several income tiers above that need options, too. Thanks for working on this, it is so needed!	1
We know we can't afford to move elsewhere, we are stuck. Our rent is 70% of our combined income, with threats to raise. How are we ever expected to thrive in this when we can never get out from underneath	1
Waive parking minimums and density requirements city-wide. Create land trusts on underused city property.	1
This should be done across the board, whether developments designate affordable units or not. Adding units and density is going to bring down the cost of housing regardless of whether the units are designated as affordable. See Gyourko and Glaeser: https://www.nber.org/papers/w8835 The idea that height should be a carrot for affordable housing is entirely backwards - we should be incentivizing height across the board. It's good for the environment, good for housing costs, and good for transit accessibility. We should eliminate height restrictions and be offering tax incentives for taller buildings. In this project, the planning department did a good job identifying lots of pointless zoning restrictions, which clears the way for the City Council to just eliminate them all with one stroke of a pen. Don't squander their work by limiting it to only affordable housing projects.	1
This program is a monumental rights-grab by the development community, and the city should be ashamed to be facilitating it. Nearly all of these changes are designed to up-zone properties that can be capitalized upon by developers. No discussion of the impact of these changes on the surrounding neighborhoods was discussed. Furthermore, these changes do NOT achieve the affordable-housing goals of the city. They merely serve to drive up the price of land, which actually puts home ownership FURTHER out of reach for citizens. The real outcome of these changes is to put more and more housing in the control of developers and landlords. You're effectively shifting housing from citizens to corporate housing interests, which will only serve to drive the market up further, as well. If you really want to serve the housing interests of Salt Lake citizens, work hard to preserve the single-family and low-density zones that already exist.	1
This is a great program. The key is to incentivize private developers to build affordable. It should not be mandated but encouraged. If you make it easier to get projects approved, developers will build affordable.	1
This city has missed so many opportunities to do it right, but all the insanely expensive small one and two bedroom condo/townhomes without sufficient parking going up at and near transit stops has increased my property value enough to sell for a huge profit and move somewhere better. Thanks for doing it wrong, I guess. I won't miss my neighborhood, nor the aggressive drug addicts and dealers that now roam it.	1
There should be a minimum of one space for parking for each unit.	1

There are so many new apartment complexes in downtown SLC. While 20% seems like a good starting point, I would urge tiered levels or incentives to increase the percentage of affordable housing per complex. As The U increases enrollment and SLC hopefully brings in more companies, having affordable housing for college students, new entry level workers, and the staff in blue collar positions that serve those, I think more units is necessary.	1
The areas you are proposing have too many issues to introduce more people to those areas. There is so many options already available downtown or south of Salt Lake City. Work with what has currently been built to create the "low income housing" you are trying to build. Again, it goes back to the congestion and issues that arise with having so many people so close together. We've already seen what happens when we deal with a Pandemic, Earthquakes and Protesting/Riots. I will agree that the cost of housing in Utah is way out of control. That needs to be looked at overall. The house I am in should not appraise at 300k, but it does currently. If you can get the housing rates to come down, that will help people with finding something they can actually afford. We don't need to be building any more of what I call "Crappy Condos" just to build them.	1
The AIM is still really high and does not represent the most economically depressed. It is still too high for someone who works downtown, makes better than minimum wage and still can't afford housing.	1
Thank you for breaking down affordable housing into language I could understand!	1
Some of the multi-family housing going up in Sugar House is much too high. Views are obstructed, the streets get no sunshine in the winter and these new structures are out of character with the surrounding neighborhood of one and two story dwellings. They are not human-scale buildings. I understand the need for multi-family structures, but the character of Sugar House is eroding.	1
Please make ADUs legal citywide without additional process-as a right	1
Please do not lose sight of the fact that set backs and side yards are a fire protection matter, not simply a zoning issue. I hope you are consulting with your plans examiners.	1
Please consider a design committee, design standards, and/or requiring that sustainable/better quality materials be used when it comes to affordable housing projects. If there is lessening of process/permitting restrictions due to the units being affordable, some sort of compromise can be made to use better materials that contribute to Salt Lake's history/culture/values. Less stucco, more brick, less plain boxes, more design with intention. Modern design is welcome, but not when it is lazy design with awkward window placement. Thank you!	1
Parking should not be reduced to one stall per unit. I can get behind 1.5 stalls per unit, but not 1. I think that will make the adjacent streets deal with the overflow of parking from those units. I understand the goal is to get people to use public transit, however, on your map, I technically fall within the bus zone and never use the bus. Why would I spend 75 minutes getting to work, when my drive is less than 15 minutes? I will stick to my PHEV, and the majority of the drivers that move into the higher density housing will stick to their cars.	1
Not clear whether parking is considered in all of these proposals. It should be.	1
No	1

Need to avoid having big clusters of large multi-unit projects built together such as the big cluster currently being built in Sugarhouse...creates big problems with transportation, added pollution and looks like the "projects". Destroys a neighborhood feeling and adds to people feeling isolated and invisible.	1
My only concern about allowing additional building height is how much this will close off views and sunlight in these areas.	1
my comment is the same as in the previous survey: I am in favor of using the available space to provide housing for more people, but I am very concerned about the limited parking. Public transit doesn't change the fact that some people (my husband and I for example) have two vehicles (cheap ones, trust me) but still don't make much, and we need space to keep those by our home. Not to mention needing space for visitors.	1
Mr. Norris, this is a very nice presentation. As an architect and board member of the Utah Chapter Congress for New Urbanism, I really appreciate the effort to bring more missing middle housing types to the city. I'm disappointed with the huge apartment buildings being constructed. They are too big and massive and generally don't fit well with neighbors. Number of units should be restricted per building. The developers are making huge profits with low cost building exterior materials and the layers of privacy between the building and the street aren't enough for folks to sit at the front of their units and have that vibrant comfortable relationship between asphalt, sidewalk, trees, porch, fence, etc. These layers are crucial to our civic and street life. Developers squeeze in too many units. Form based code would help infill development to be more compatible by material, style, and massing. Park space, walkable streets are needed to accommodate the increased housing.	1
Making it easier to build is not a productive answer to the housing crisis. There are many many multifamily units in SLC that are simply not affordable. Make them affordable - don't make it easier for developers to build up in areas that don't actually need more units.	1
Love all of these ideas! As a current owner of a flag lot I'm curious about how these changes could effect my property as well. For example, I would love the opportunity to build a second story, or attach a garage (where I currently have a carport) but from what research I did it seemed everything was stacked against that possibility with the current regulation around yard size requirements being a certain percentage of the lot. I'd love to be able to use my own space more efficiently. Really excited to see these potential changes to some of these rules as well! Keep it up!	1
Let's make Salt Lake City hospitable and livable for all people!	1
let citizens live how they want; maintain safety as a priority for developers	1
Leave it alone. You are destroying what made this city great. Go away.	1
Just please...stop with the cheap ugly buildings designed to fall apart in 30 years. I'm all for more affordable housing downtown. There are a bunch of 100-year-old apartment buildings that are gorgeous. Why can't we build things like that here in 2020?	1
It's nearly impossible to find an affordable place to live within the city.	1

<p>It would also be nice if we could build more mixed use properties to give neighborhoods stuff instead of just housing. We should be creating more community restaurants, grocery stores, bars, shops, ect. within neighborhoods to provide a more complete space so we don't have to drive forever like the suburbs.</p>	1
<p>It was mentioned a little bit, but relaxing parking requirements for developments can be a great way to reduce cost for new development. Especially for developments near transit.</p>	1
<p>If you would allow all of these by right (ie. stop artificially limiting the supply of housing) the market would supply more housing and relative costs would come down without the city needing to develop the infrastructure to insure all of these deed restrictions stay in place for many years.</p>	1
<p>If the city were to allow developers to move in on our single family neighborhoods, this would irrevocably change the neighborhoods, and I believe would only serve to create more high priced rentals or nightly rentals rather than affordable housing. Property developers are already trying to find ways to build ADU's in the city's single family home neighborhoods (such as installing their children in the property to meet the ADU requirements, and turning the single family home into a multi occupancy rental property). Don't push hard working families out of our traditional neighborhoods by allowing the property developers to move in. Keep the city's single family neighborhoods for families, not property developers.</p>	1
<p>Ideally affordable units in MF and MU zones adjacent to transit should have a 0 parking space per unit minimum, potentially with a max of 1. You can't build affordable housing downtown while requiring parking. It's like ordering a salad with a scoop of ice cream on top.</p>	1
<p>I'd like to preserve what's left of our urban neighborhoods in SLC. We have unique areas that are very appealing and more growth will compromise our quality of life as far as traffic congestion and crime levels are concerned (ie: 13th east in Sugarhouse near 21st south and I-80 also Foothill blvd). Add this growth to Rosepark and Glendale, invest in improving THESE areas where young homebuyers are moving in and crave snazzy new developments/businesses and a more vibrant community atmosphere. Thank you for the opportunity to voice my opinion.</p>	1
<p>I would love to see the current ADU requirement that states that one of the units on the parcel need to be *owner occupied.* I would have built ADUs on both of my properties (both right on the trax line), however work + growing family doesn't justify living in either of the homes due to small square footage. Would love to rent one of the units as an affordable housing unit as it would justify the cost to build it. I also think the requirement that one of the units be affordable is also a hindrance to development & that people should be able to charge market rent (or get some type of tax subsidy or something) if they elect to rent it to a lower income family. The more housing there is, the lower in price rentals will become. Putting restrictions or limitations keeps people from investing \$\$ so I would argue that these restrictions should be freed and development should be encouraged regardless of low income, however, I am a proponent & speak out for change on that front as well.</p>	1
<p>I worry that the parking requirements for multi-unit developments will be insufficient for two-earner households.</p>	1
<p>I think the city as a whole, especially along State St, has so much decaying and run down lots and buildings that would be better suited to create new housing for the city then the same over clogged areas, such as sugarhouse. It would be nice to see an investment made to gentrify these run down areas instead of investing additional funds into areas that are already well off and overcrowded. There is more to Salt Lake City than the East side, yet nothing is being done to renovate areas outside that scope.</p>	1

I support utilizing commercially zoned areas to facilitate more housing production. The key there is both actual "affordable" units and family-friendly units. SLC is bleeding families and we need to have more cottage or multifamily units with 3 or 4 bedrooms. The market will not produce true affordable housing without a government subsidy or deed restriction so I support SLC aggressively using those tools. SLC should not waive the planning process entirely. SLC has beautiful historic neighborhoods and needs to preserve the charm of those neighborhoods. The avenues are filled with dumpy apartment buildings that replaced historic structures and I don't want the city to lose its charm in its well-intentioned effort to plan for more housing types. I support the city using public land--not open space or parks--to facilitate more housing so long as the city retains ownership. SLC also has excessive parking lots which are underutilized land so let's re-purpose it.	1
I support more housing. More housing will bring market rates down. I do not support forcing rents lower. Build smaller and more, until market rates are affordable.	1
I support allowing all kinds of housing construction by right!	1
I like the idea of allowing other housing types in higher density areas. However, my concern would be the feasibility of those being affordable housing. Single and two family dwellings aren't dense development patterns. And in downtown areas specifically, land goes for a premium. From a developer perspective, why would I build 1-3 units when I could build 10-12 on a lot that costs the same? So I think the idea is solid, just not sure developers would go for it.	1
I have a nightmare vision of zoning to build instant slums. How will this outcome be prevented?	1
I don't want our neighborhood torn up with architecturally disparate buildings and bringing in more traffic. Kids play on our street and increasing the density will only make things worse.	1
I don't think that the design review process for additional height should be waived entirely but I do support it always being an administrative decision. For all of these incentives, a specific level of affordability in X% of the projects should be required--not just ANY affordable units.	1
I don't have any other comments at this time.	1
I prefer that the single family not be allowed in areas that are currently multi-family, but for the rest of it, I am a hearty YES. Put! It! In! My! Backyard! We need more housing and this sort of change to the zoning can only help. I do ask that Planning have a process in place to track and see if it does spur certain types of development or development in certain areas.	1
Housing on Public Lands?! Get real. Developers are the greediest people we have.	1

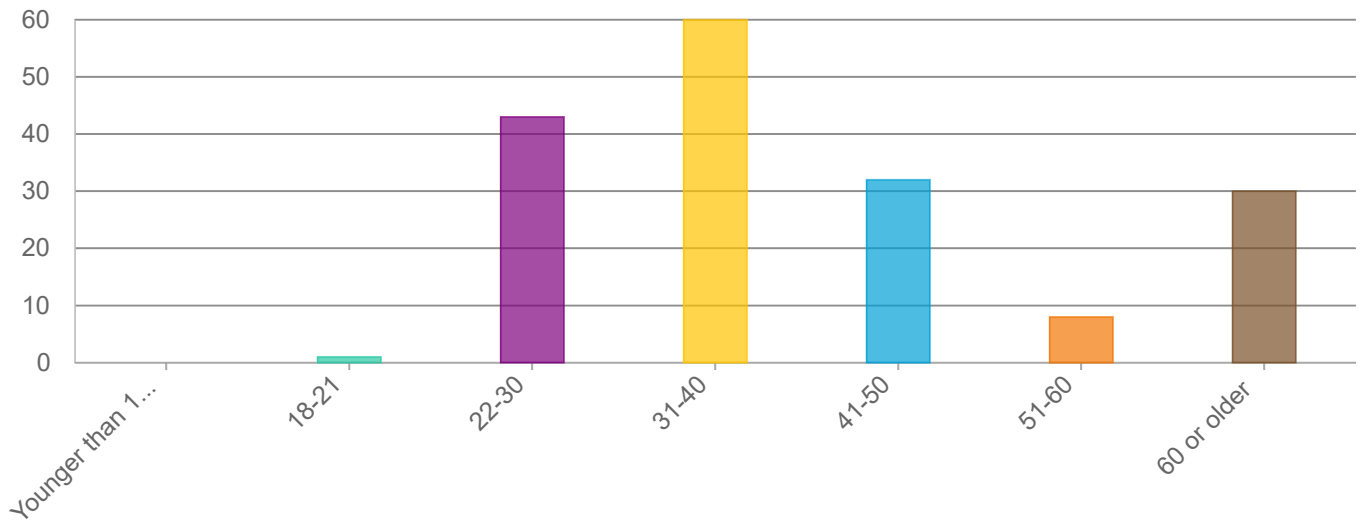
Honestly, I find these continued proposals for ADU/etc to be disingenuous. The proposals are always postured to be about "affordable" housing or "low income" housing. I'm surprised that \$1750/month is considered "low income" rent by your definition. ($\$70,300 \times 0.30 / 12 = \$1,757.50$). In reality these proposals are always being pushed by those with financial interests in the projects. These are either on the development side, or residents looking to make extra money by installing an ADU. Everyone else, the vast majority of residents, have no interest in the make-up of their neighborhoods being drastically changed and their quality of reduced. It seems that the developers are tired of being blocked by the existing permit processes. Rather than follow the rules and make their case in a fair traditional process, they are going to try to change the rules so that there is little to no process so that residents and neighbors to their projects have no say. This is simply shameful.	1
Historic district overlay protections must not be compromised by affordable housing overlay.	1
Height changes should go through the design review process still.	1
Great ideas which could help keep SLC housing varied and interesting. Re Additional Stories, 1-3 additional is fine, but "potentially more" should undergo Design Review. Lot modifications and additional housing types are great ideas. I can see that duplexes and townhomes would need more revenue (up to 80%AMI), but the clusters of tiny homes should be for only 50%AMI. I do think it is pie in the sky to require only one parking space per unit if within 1/4 mile of mass transit, unless the building is right downtown. In addition, and most importantly, if these changes are made, it will be really critical to very carefully review zoning change requests to prevent developers subverting the best intentions of these efforts. Big job, you are brave!	1
Get rid of parking minimums entirely. Let's use space for people and housing--not cars.	1
ELIMINATE PARKING MINIMUMS CITY-WIDE. Institute parking maximums, tax all parking lots, garages, and billboards and other wasted space to encourage their development. Especially LDS properties. They can surely help with affordable housing on their many blighted properties.	1
Does property that fits under the "Commercial Neighborhood" designation fit here?	1
developers that are building affordable units need to be held to high standards of design and construction as well as property management and maintenance so that their projects don't become slums that negatively impact the lives of their residents and neighbors. We don't need onerous, complicated and drawn out processes to build smart density, but we do need better design standards and to encourage through subsidy or other meant, higher quality projects. Salt Lake can accommodate more density but it has to be done carefully and incrementally. Slot home PDU's, duplexes, townhomes are good neighbors to single family dwellings, but we shouldn't be putting multi-story multi-family apartment buildings next to existing single family homes. We also need to encourage more neighborhood business districts to allow people to live, work play, in one neighborhood without relying on a private automobile which is another facet of affordability.	1
Design matters! Developments need to be designed not just for more or affordable units, but for human interaction. Some multi-family complexes are not neighbor friendly and don't easily allow for interaction of residents. Design review is important in large residential projects, so I am against removal of this process. Are there other incentives we could try instead?	1

Create more and larger mixed use/multifamily zones where these revisions would apply in the already wealthy areas of the city (east bench, upper avenues). there's no reason to have r-7000 or r12000!!! anywhere in the city. This is not something that the neighborhood assns in those rich areas should get veto over, as the gentrification happening in every other area is in part caused by the refusal to build densely in the most desirable locations.	1
Be careful so as not to create slum neighborhoods.	1
As more population is clustered around transit the city should endeavor to increase frequency of stops to make transit a more viable option, especially in the downtown area.	1
Allow Tiny houses and single family homes in CG zoning. Currently it is not allowed.	1
Allow High density apartment complexes to be build. I absolutely do NOT want Salt Lake City to turn into and look like Daybreak. \$400,000+ identical townhomes is NOT the answer. Also, these projects should be put on HOLD and your staff should be furloughed until this COVID crisis is done with. QUIT wasting taxpayer money on projects	1
Again, I do not support the easing of Parking requirements without some plan to really enforce the reduction of traffic. Some units that have already been built in the city are near public transport, do not have sufficient parking and are filling our already narrow streets with additional parked cars making things dangerous for everyone. Just because the lack of parking make more units available to the developer it does not prevent the tenant from having a car. All problems need to be addressed together and the solution needs to make sense across the board. Public transport is great, if people use it but to expect that they will is a bit of a leap.	1
Absolutely we should not allow any additional single-family units on land zoned for multi-family housing. Density is what we need, not more exclusivity and sprawl.	1
A diversity of options, not just more stories, exist here. Housing in storied buildings are more than appropriate on 4th south. But in neighborhoods, like my Liberty wells, tiny homes, attractive duplexes, treehouses for all I care - those are most welcome. The diversity of home styles would create a neighborhood style. State street could benefit from this residential/ground-level business zoning.	1
1. Currently, SLC does not enforce R-1 zoning, and allows students and multiple families to live in single residences. How will the city enforce 50% or 80% of AMI for renters/owners? What if their financial situation improves a month after moving in? Are they going to be kicked out? How would SLC even know? Will SLC ask to see their tax forms each year? 2. Parking issues: allowing 1 parking spot per unit? Allowing 0 parking spots for units with no frontage? Multistory units? Reduced parking requirements near TRAX makes sense, but has the city studied other cities to see if 1/unit is too low? Or too high? Nothing mentioned here.	1
You report Park City has a deed restriction requiring affordable units within a development to remain affordable for 40 years. Why didn't you report that Park City also requires a developer to build affordable units within their project equal to 15% of their approved density. That is, if they are approved for 125 units, Park City will require an additional 18.75 units (125 x .15 = 18.75 units) be built as affordable housing. Park City also requires developers of commercial properties to build affordable units for 20% of their project's anticipated number of employees. Salt Lake City needs to grow a backbone when dealing with developers. Do you think they won't build if you require affordable housing? Park City has clearly dispelled that fear. I read that there are 125 new MF units proposed on excess Masonic Temple land along South Temple Street. ALL AT MARKET RATE. You just passed up an opportunity for 18.75 desperately needed affordable units at a near downtown, east side location.	1

0

Answered: 77 Skipped: 104

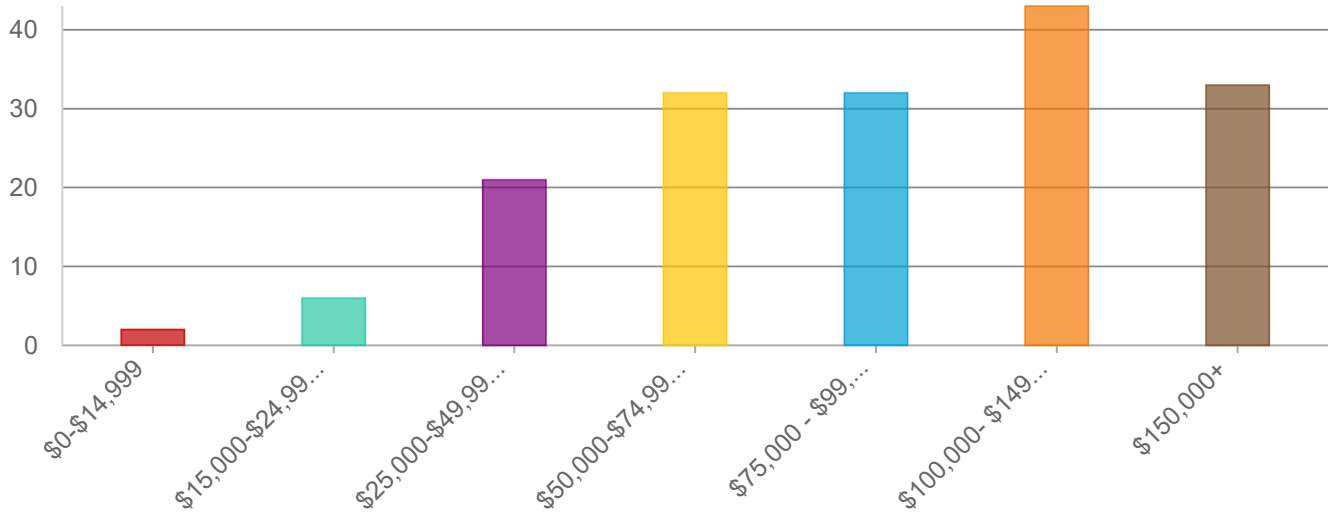
Salt Lake City strives to hear from all of our residents. These demographics questions help us determine if we hav...



Answers	Count	Percentage
Younger than 18	0	0%
18-21	1	0.55%
22-30	43	23.76%
31-40	60	33.15%
41-50	32	17.68%
51-60	8	4.42%
60 or older	30	16.57%

Answered: 174 Skipped: 7

Income



Answers **Count** **Percentage**

Answers	Count	Percentage
\$0-\$14,999	2	1.1%
\$15,000-\$24,999	6	3.31%
\$25,000-\$49,999	21	11.6%
\$50,000-\$74,999	32	17.68%
\$75,000 - \$99,999	32	17.68%
\$100,000- \$149,999	43	23.76%
\$150,000+	33	18.23%

Answered: 169 Skipped: 12

Housing



Answers

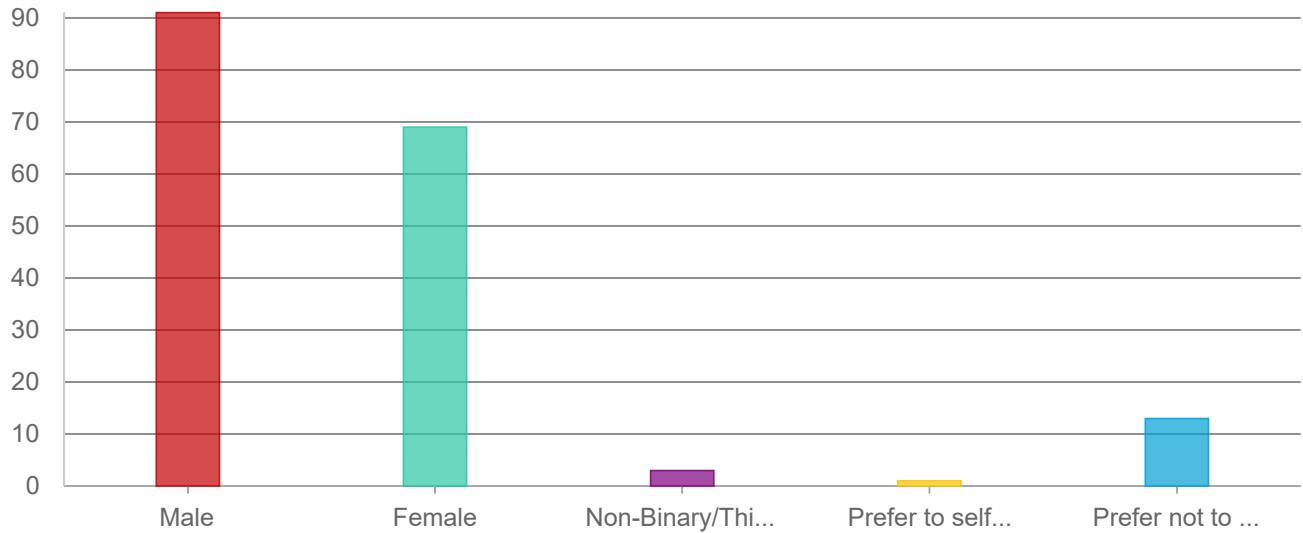
Count

Percentage

Answers	Count	Percentage
Rent	52	28.73%
Own	125	69.06%

Answered: 177 Skipped: 4

Gender



Answers

Count

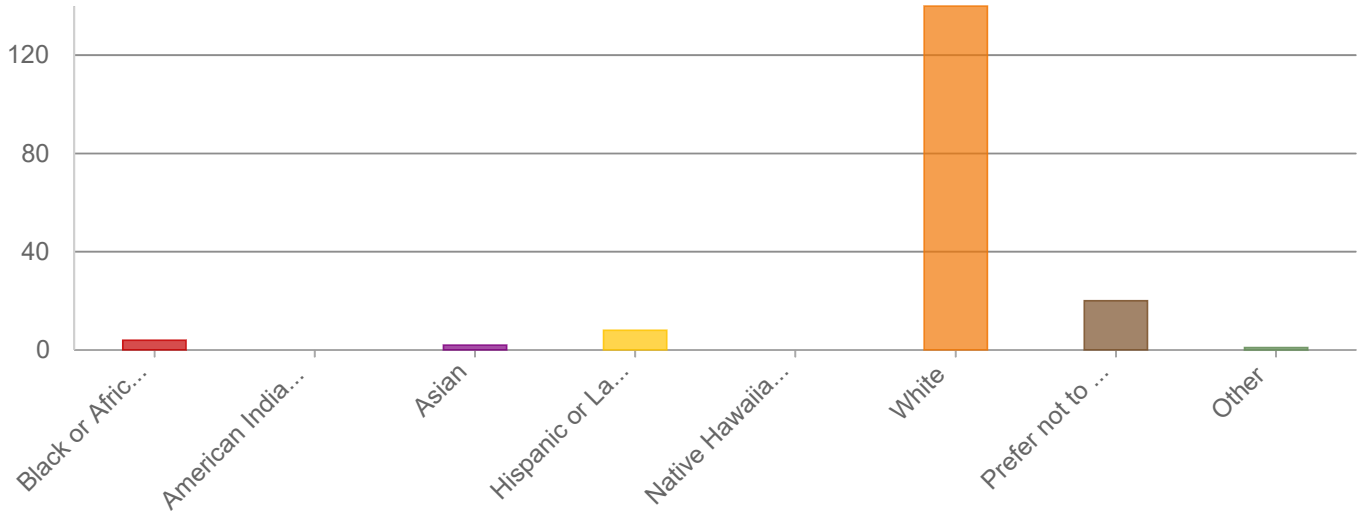
Percentage

Answers	Count	Percentage
Male	91	50.28%
Female	69	38.12%

Non-Binary/Third Gender	3	1.66%
Prefer to self describe	1	0.55%
Prefer not to say	13	7.18%

Answered: 177 Skipped: 4

Race and Ethnicity



Answers	Count	Percentage
---------	-------	------------

Black or African American	4	2.21%
American Indian or Alaska Native	0	0%
Asian	2	1.1%
Hispanic or Latino (of any race)	8	4.42%
Native Hawaiian or Pacific Islander	0	0%
White	140	77.35%
Prefer not to say	20	11.05%
Other	1	0.55%

Answered: 175 Skipped: 6

How did you hear about the survey?



Word **Count**

Word	Count
email	48
Nextdoor	9
Facebook	8
Tribune	6
Community	6
Salt	5
friend	4
Civic	4
engagement	4
Lake	4
city	4
Planning	4
Reddit	3
Council	3
SLC	3
received	3
list	3

Sltrib	2
Trib	2
App	2
neighborhood	2
me.	2
Commission	2
Emailed	2
E-mail	2
Ellen	2
Word	1
mouth	1
editorial	1
Twitter	1
Glendale	1
Council.	1
Door	1
Sugar	1
House	1
SL	1
SHCC	1
Searched	1
affordable	1
housing	1
plans	1
curiosity	1
found	1

it.	1
LakeTribune	1
op	1
Ed	1
article	1
recieved	1
email.	1
website	1
Nextdoor/neighbors	1
Sugarhouse	1
online	1
Newsletter	1
News	1
wife	1
told	1
Instagram	1
pay	1
attention.	1
notifications	1
updates	1
signed	1
receive	1
emails	1
Husband	1
forwarded	1
George	1

Chapman	1
posted	1
feedback	1
Q&A	1
Session	1
topic	1
post	1
me:	1
Outreach	1
Division	1
Reddig	1
meeting	1
Reddick	1
direct	1
Ballpark	1
Ashley	1
Cleveland	1
lives	1

Answered: 106 Skipped: 75