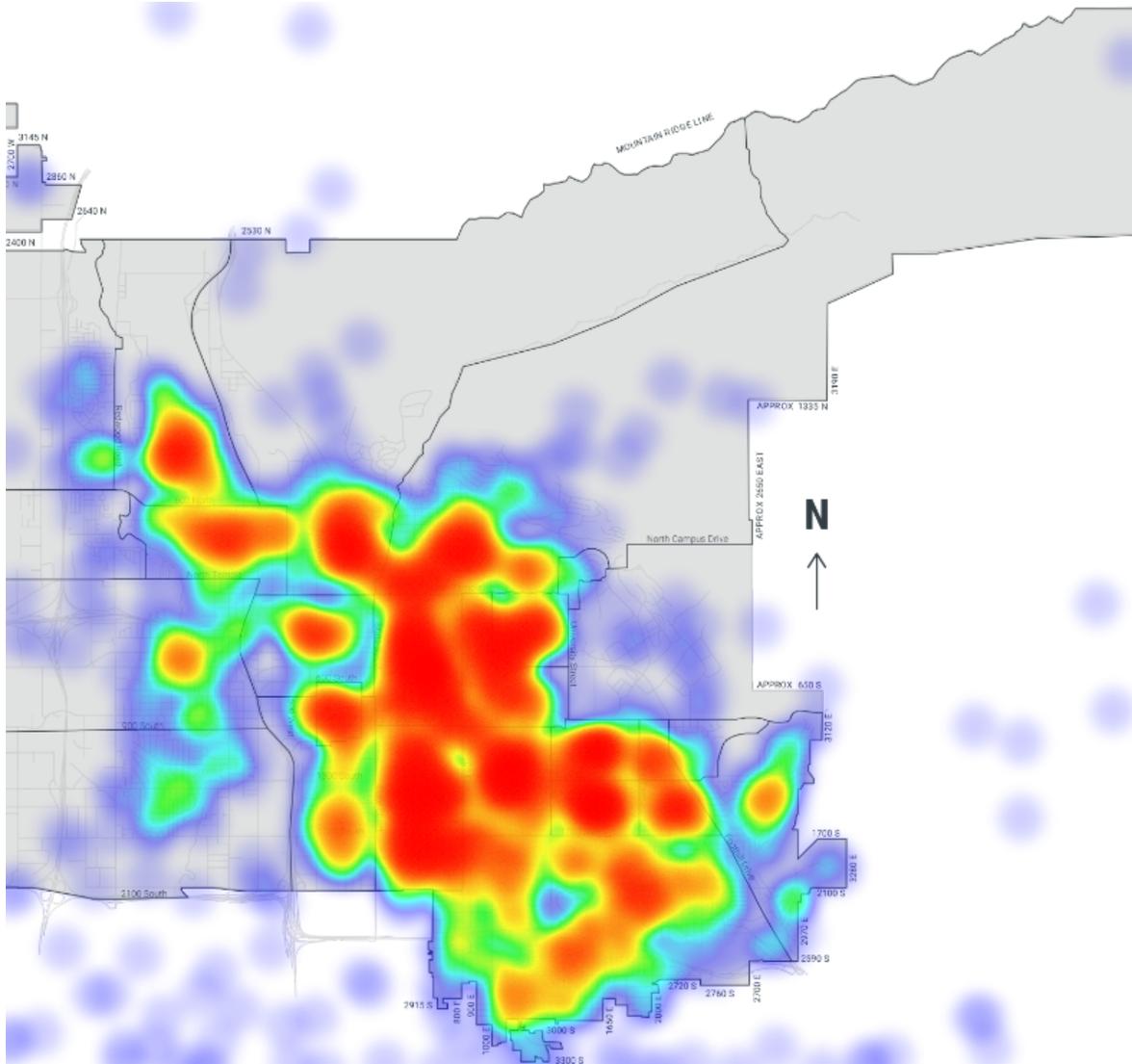


Default Report

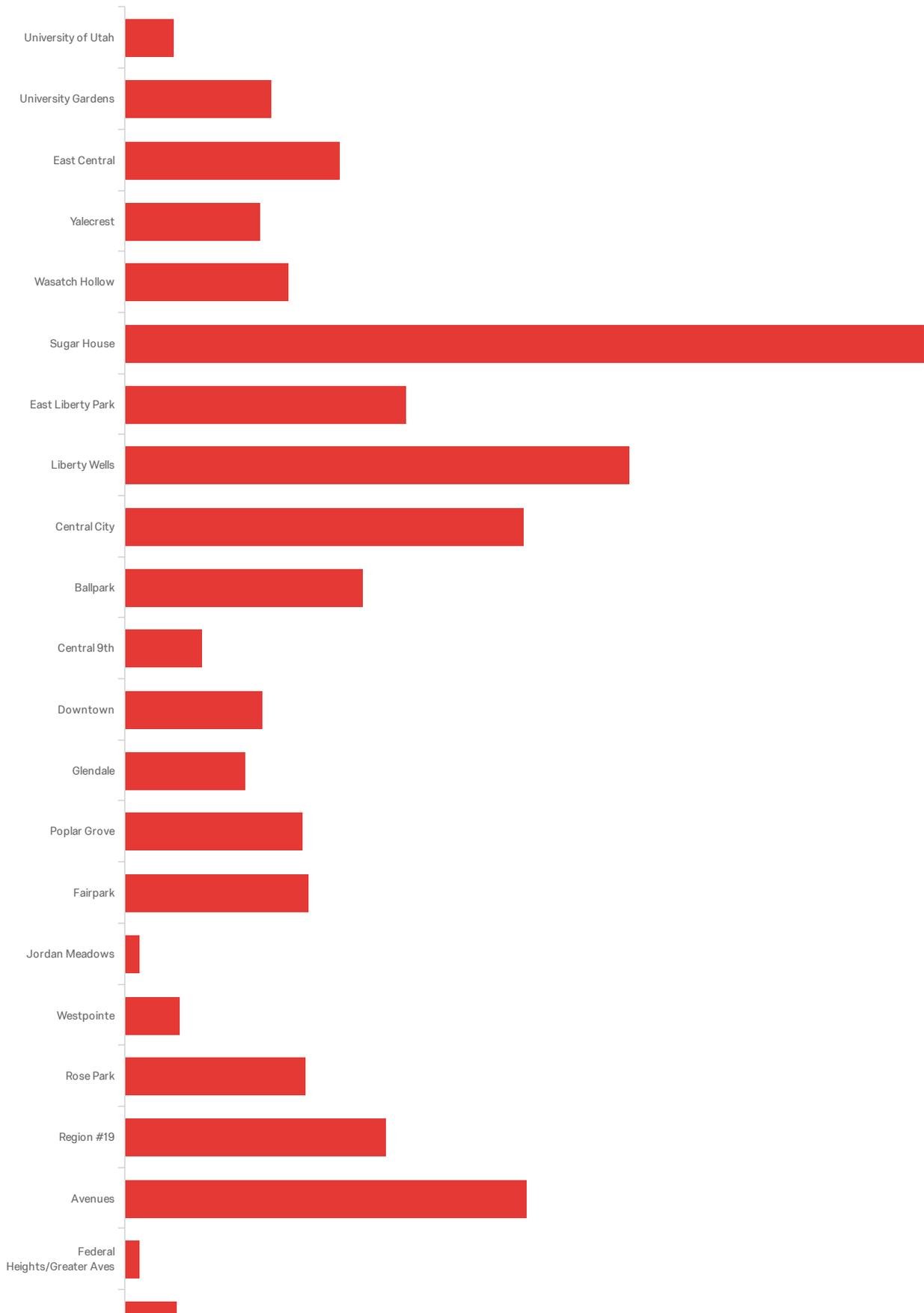
Planning - Affordable Housing

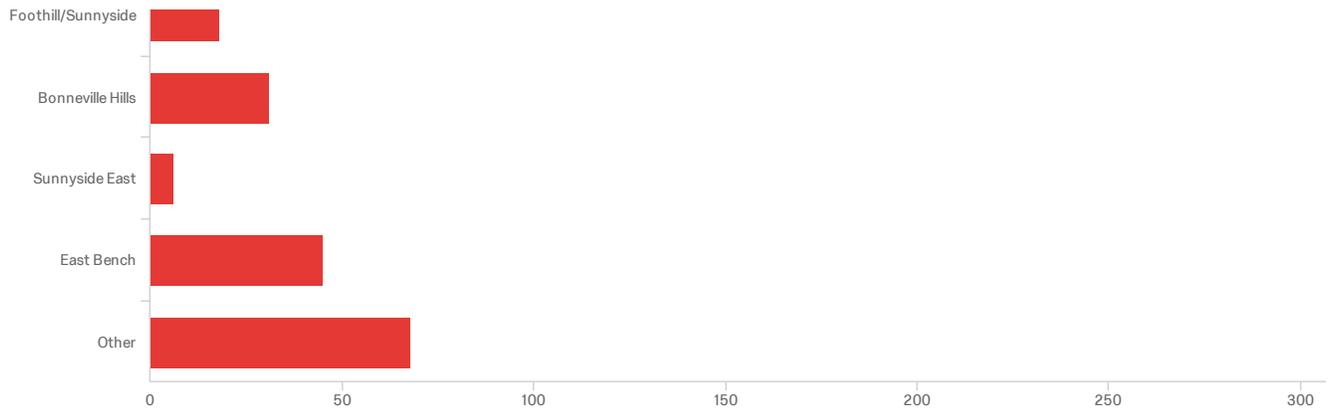
January 16, 2020 12:31 PM MST

Q2 - Please click on the map where you live.

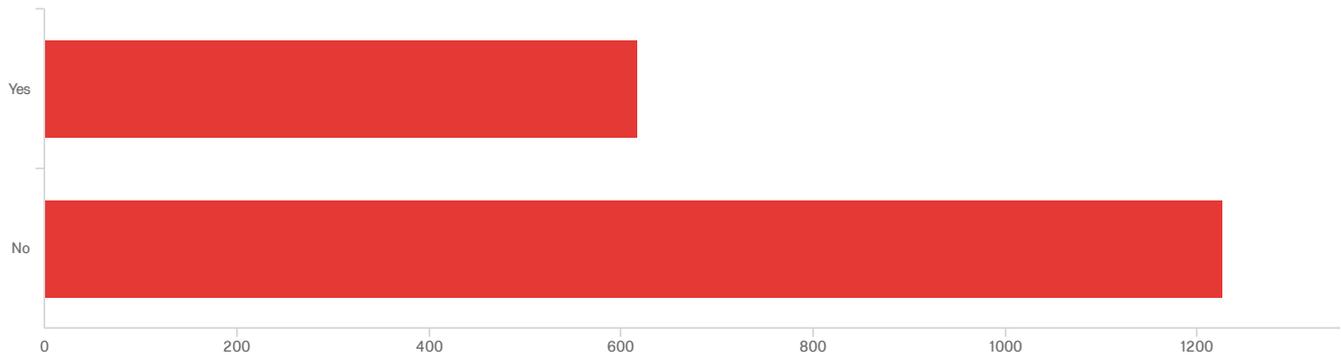


Q2 - Please click on the map where you live. - Regions





Q3 - Do you rent?



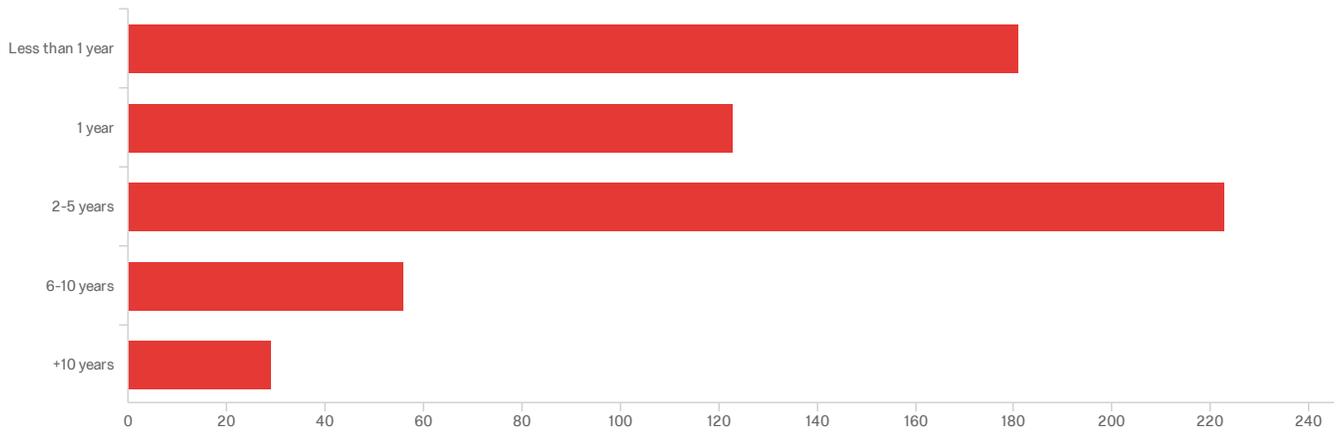
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Do you rent?	1.00	2.00	1.67	0.47	0.22	1,844

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

1844

Showing rows 1 - 3 of 3

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

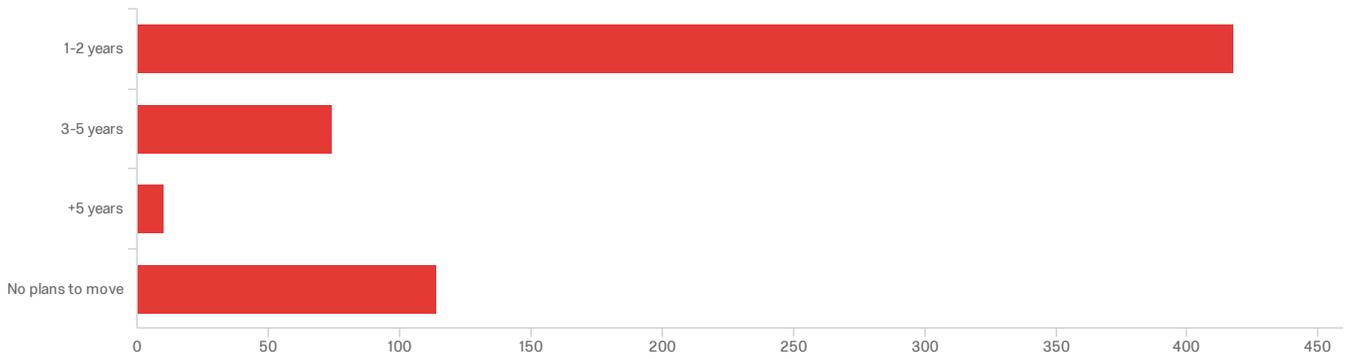


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	How long have you lived at your current residence?	1.00	5.00	2.49	1.46	2.14	612

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

Showing rows 1 - 6 of 6

Q5 - When do you anticipate moving to another residence?



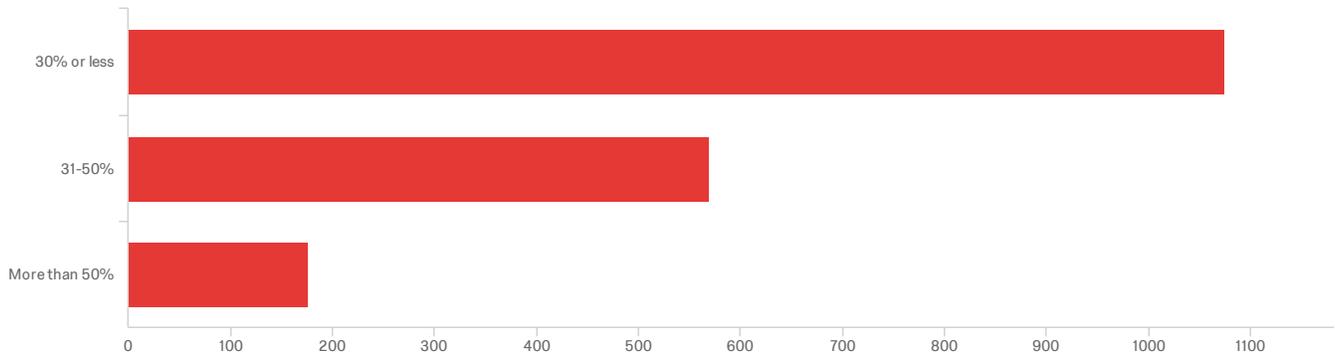
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	When do you anticipate moving to another residence?	1.00	4.00	1.71	1.16	1.35	616

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

616

Showing rows 1 - 5 of 5

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

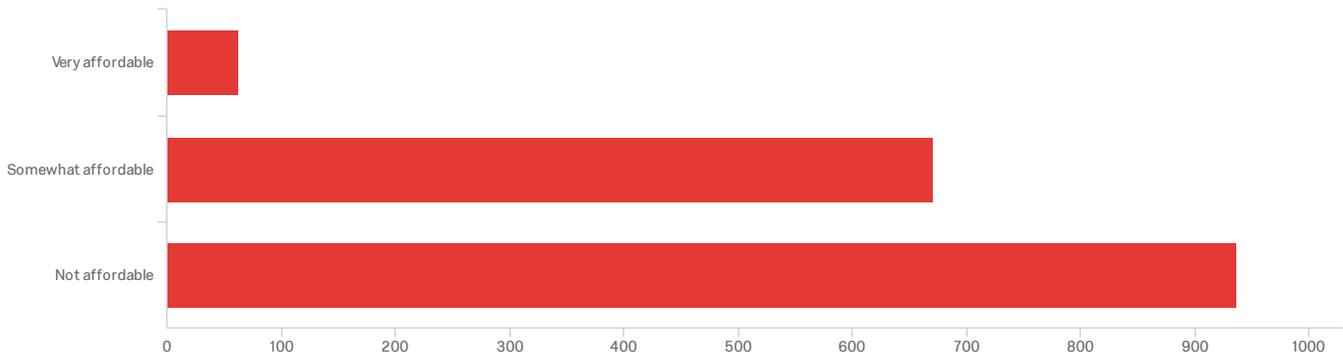


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	What percent of your monthly income (before taxes) do you pay towards housing (rent or mortgage payment)?	1.00	3.00	1.51	0.67	0.44	1,820

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

Showing rows 1 - 4 of 4

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

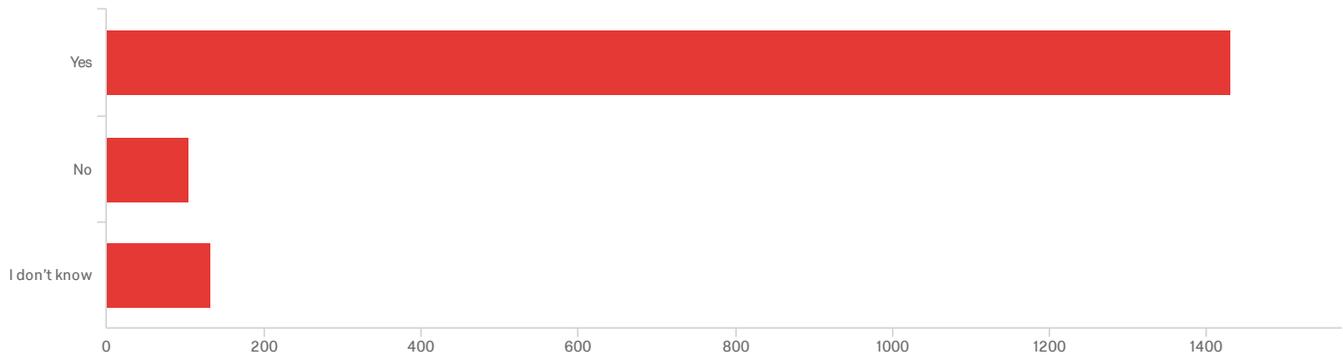


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Based on your experience, how affordable do you think housing is in Salt Lake City?	1.00	3.00	2.52	0.57	0.32	1,670

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

Showing rows 1 - 4 of 4

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



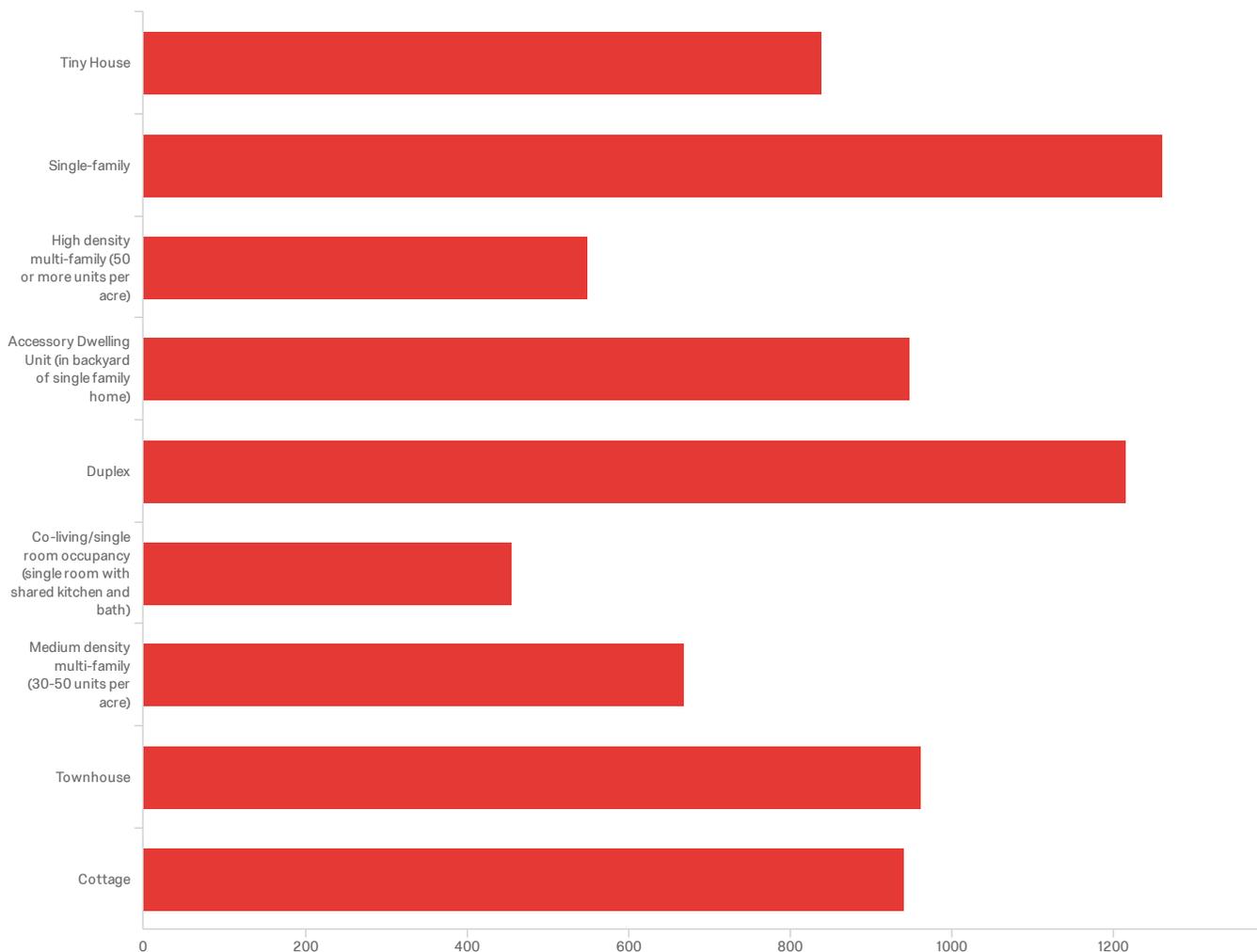
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Do you feel that affordable housing benefits the community?	1.00	3.00	1.22	0.58	0.33	1,667

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

Showing rows 1 - 4 of 4

Q9 - Affordable housing can come in many forms. What types of housing do you think fit

in your neighborhood? (select all that apply)

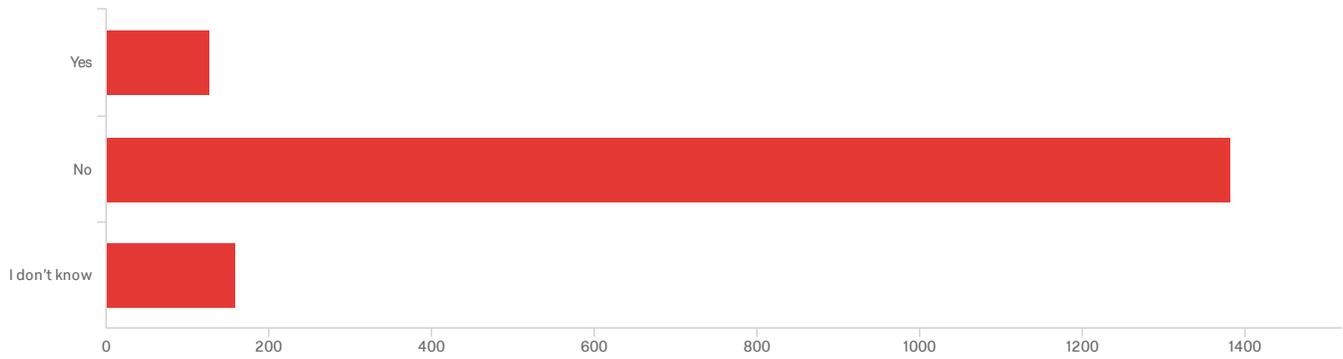


#	Field	Choice Count
6	Tiny House	10.71% 840
1	Single-family	16.08% 1261
5	High density multi-family (50 or more units per acre)	7.01% 550
8	Accessory Dwelling Unit (in backyard of single family home)	12.09% 948
2	Duplex	15.50% 1216
9	Co-living/single room occupancy (single room with shared kitchen and bath)	5.81% 456
4	Medium density multi-family (30-50 units per acre)	8.53% 669
3	Townhouse	12.26% 962

#	Field	Choice Count
7	Cottage	12.01% 942
		7844

Showing rows 1 - 10 of 10

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

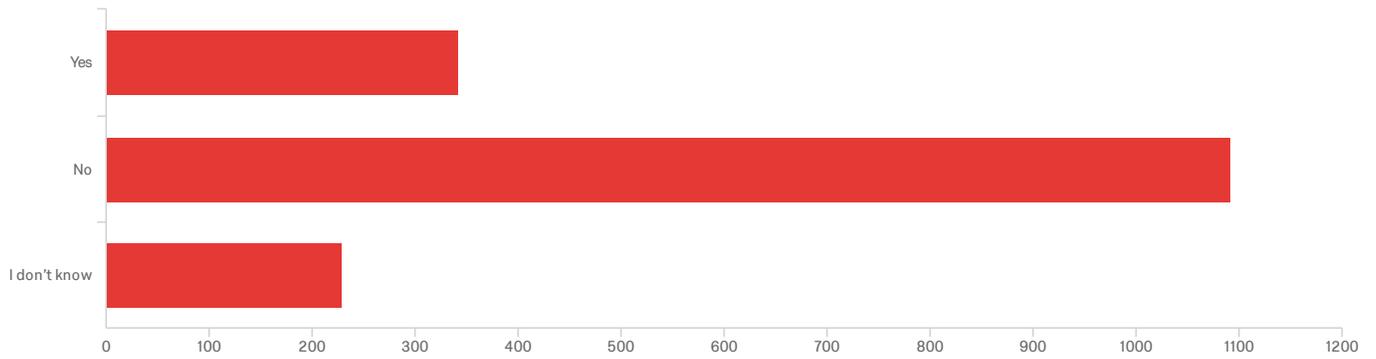


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Do you feel that there is enough affordable housing in Salt Lake City?	1.00	3.00	2.02	0.41	0.17	1,668

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

Showing rows 1 - 4 of 4

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



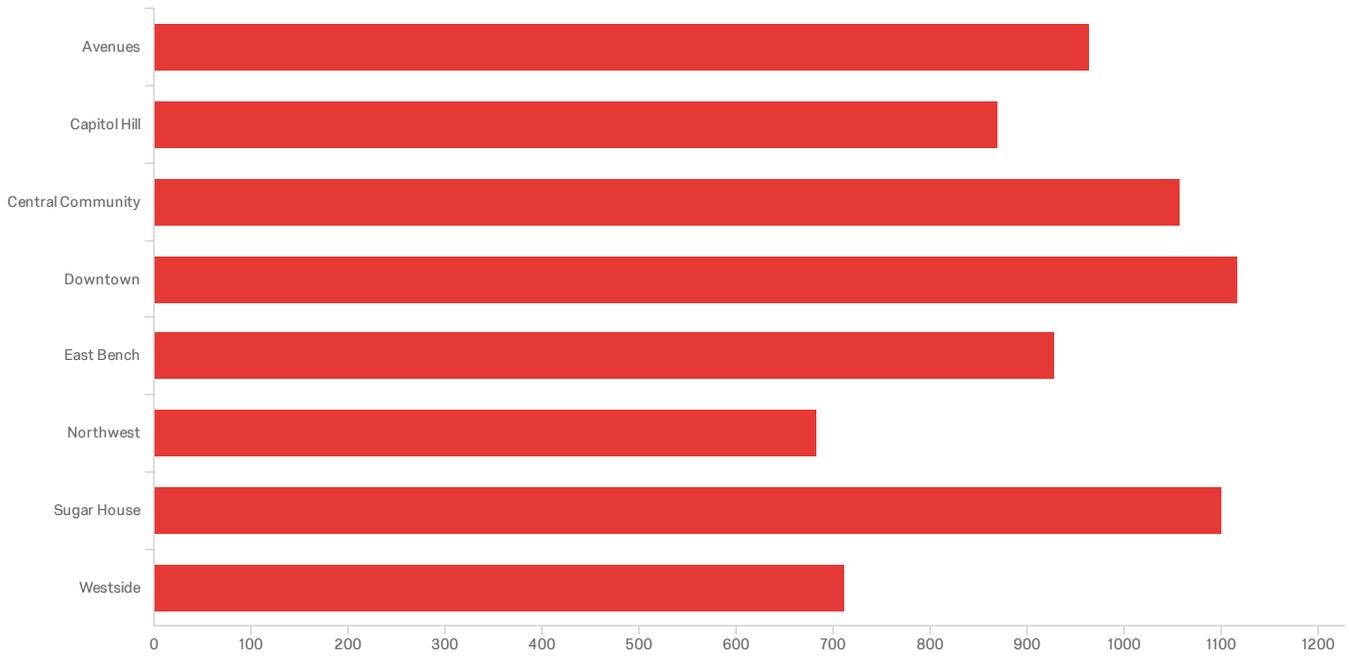
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Do you feel there is enough affordable housing in your neighborhood?	1.00	3.00	1.93	0.58	0.34	1,663

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

Showing rows 1 - 4 of 4

Q12 - What areas in Salt Lake City do you think have the biggest need for more

affordable housing? (select all that apply)

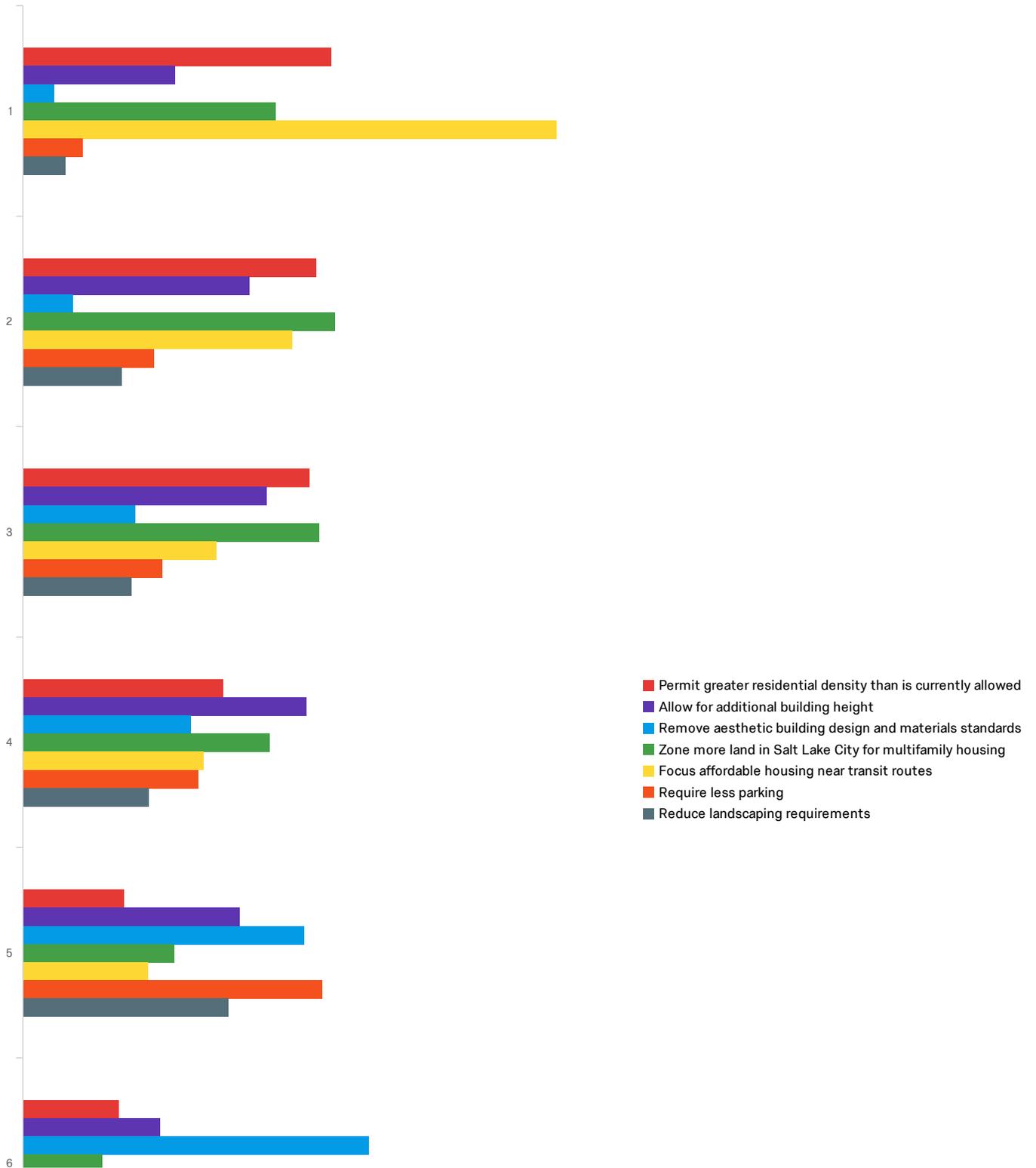


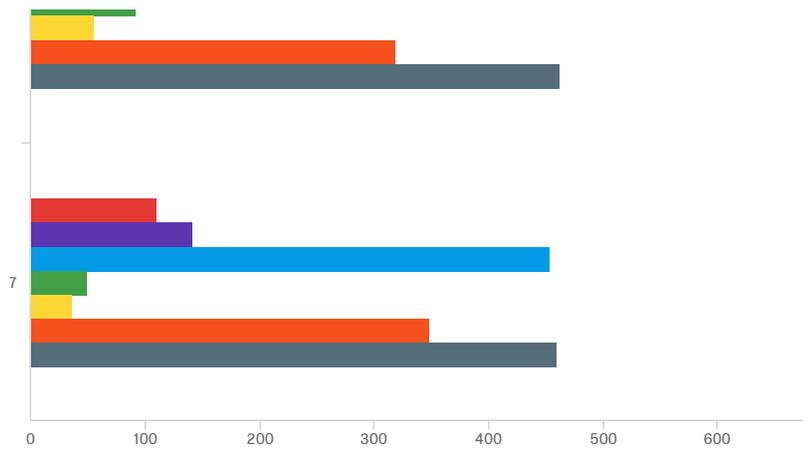
#	Field	Choice Count
1	Avenues	12.97% 964
2	Capitol Hill	11.70% 870
3	Central Community	14.23% 1058
5	Downtown	15.03% 1117
6	East Bench	12.48% 928
7	Northwest	9.19% 683
9	Sugar House	14.81% 1101
10	Westside	9.58% 712

7433

Showing rows 1 - 9 of 9

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





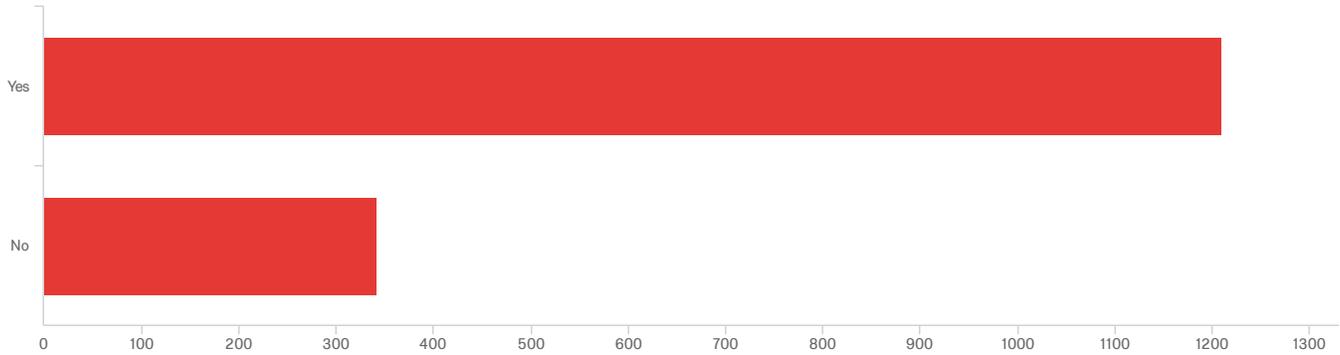
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Permit greater residential density than is currently allowed	1.00	7.00	3.12	1.80	3.26	1,599
2	Allow for additional building height	1.00	7.00	3.79	1.77	3.12	1,599
3	Remove aesthetic building design and materials standards	1.00	7.00	5.34	1.55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

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

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

Showing rows 1 - 7 of 7

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



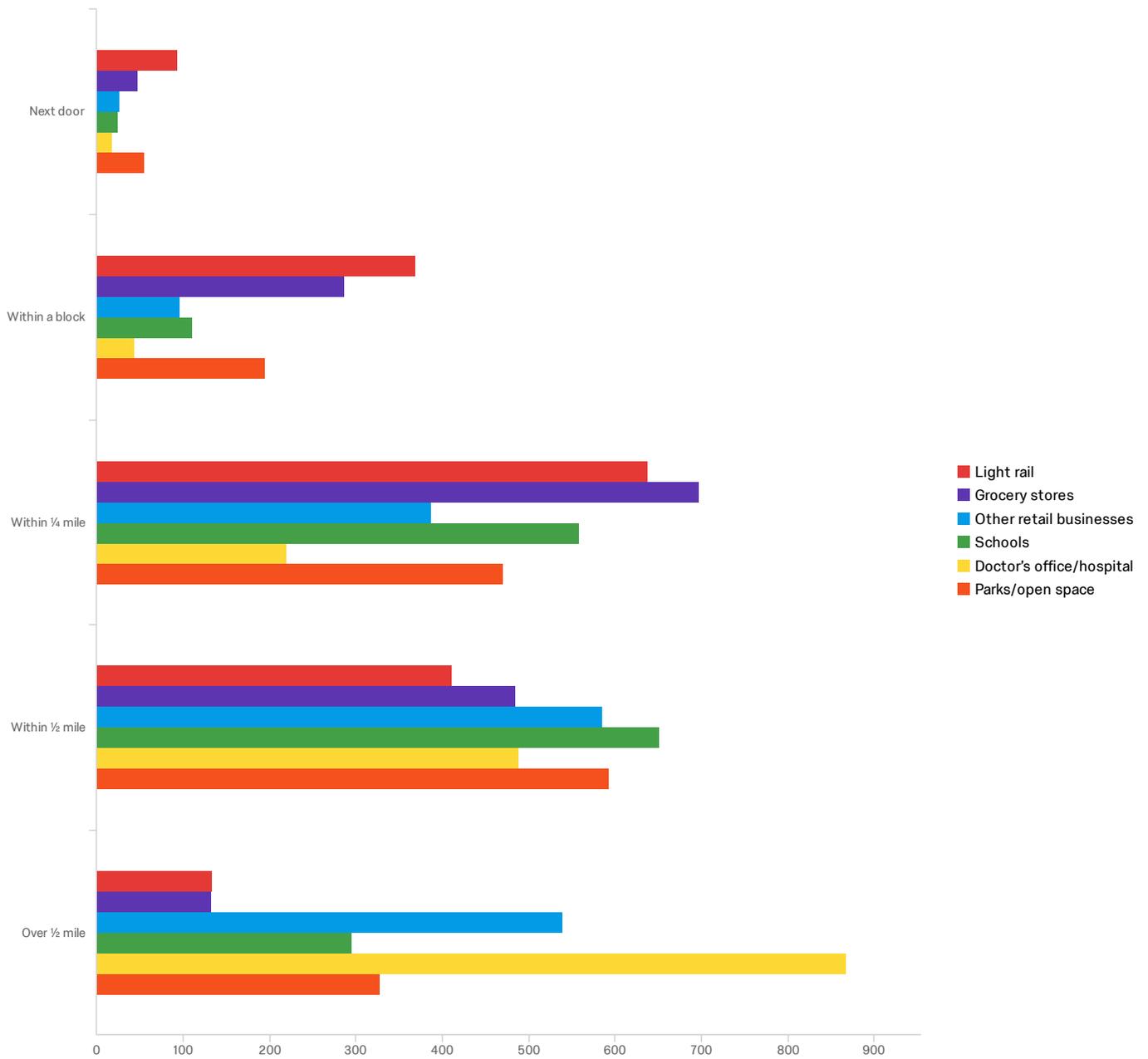
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Do you agree with the following statement? Affordable housing should be located in all neighborhoods.	1.00	2.00	1.22	0.41	0.17	1,552

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

1552

Showing rows 1 - 3 of 3

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



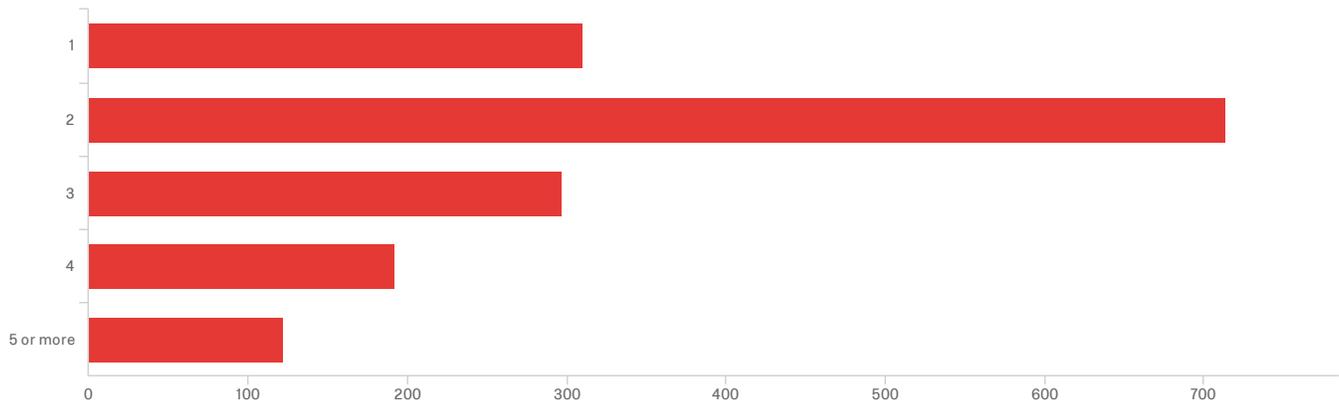
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Light rail	1.00	5.00	3.08	1.01	1.02	1,645
2	Grocery stores	1.00	5.00	3.22	0.92	0.85	1,649
3	Other retail businesses	1.00	5.00	3.93	0.97	0.94	1,633
4	Schools	1.00	5.00	3.66	0.90	0.81	1,640

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

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

Showing rows 1 - 6 of 6

Q16 - How many people are in your household?

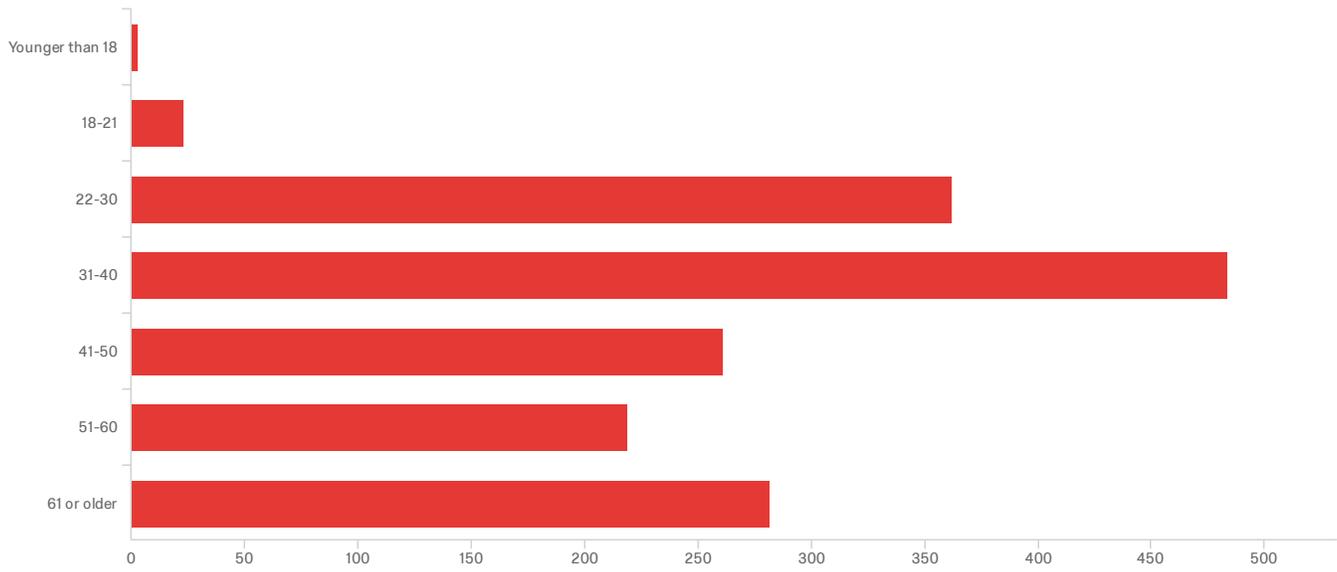


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	How many people are in your household?	1.00	7.00	4.07	1.74	3.02	1,635

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

Showing rows 1 - 6 of 6

Q20 - What is your age?

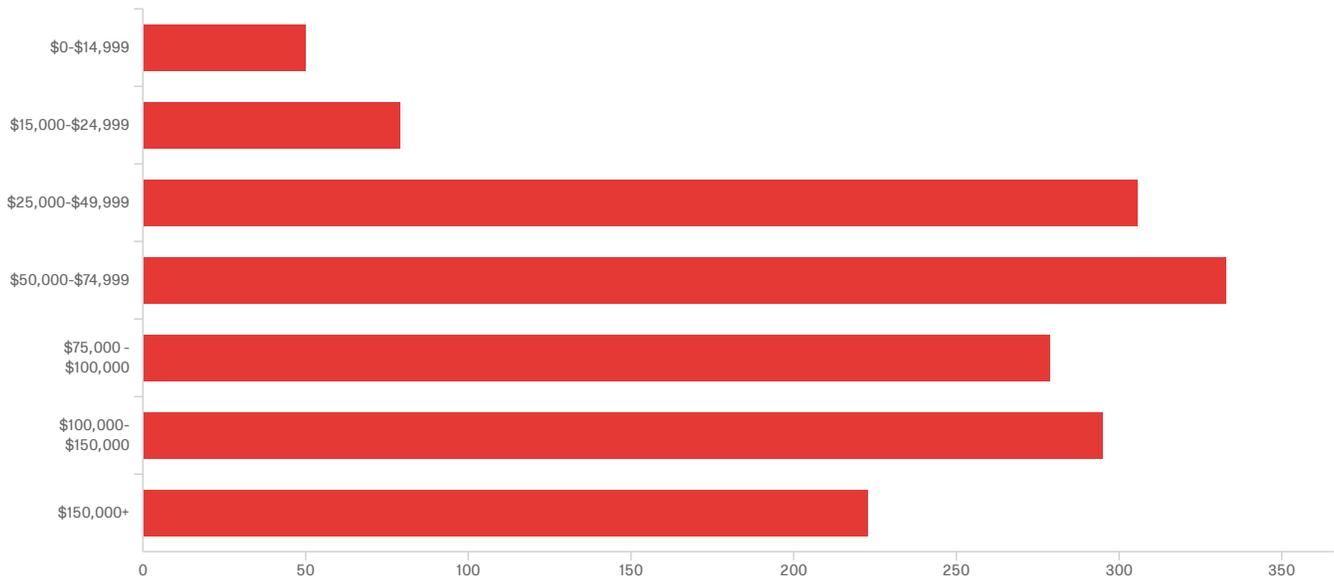


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	What is your age?	1.00	7.00	4.69	1.44	2.07	1,634

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

Showing rows 1 - 8 of 8

Q21 - What is your household income level?

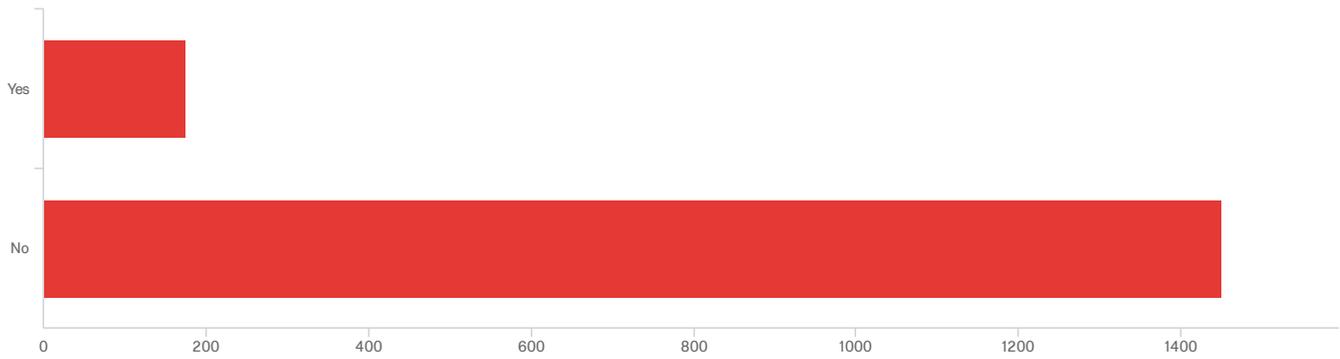


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	What is your household income level?	1.00	7.00	4.59	1.60	2.55	1,565

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

Showing rows 1 - 8 of 8

Q22 - Are you a student?



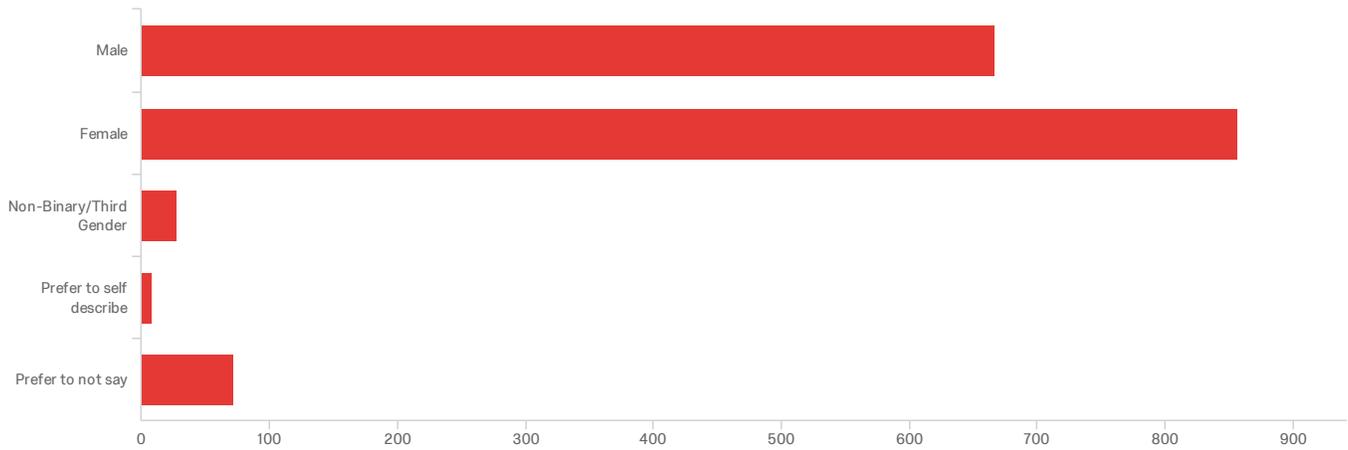
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Are you a student?	1.00	2.00	1.89	0.31	0.10	1,626

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

1626

Showing rows 1 - 3 of 3

Q23 - What is your gender?



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

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

Showing rows 1 - 6 of 6

Q30_4_TEXT - Prefer to self describe

Prefer to self describe

Demogorgon

Trans Woman

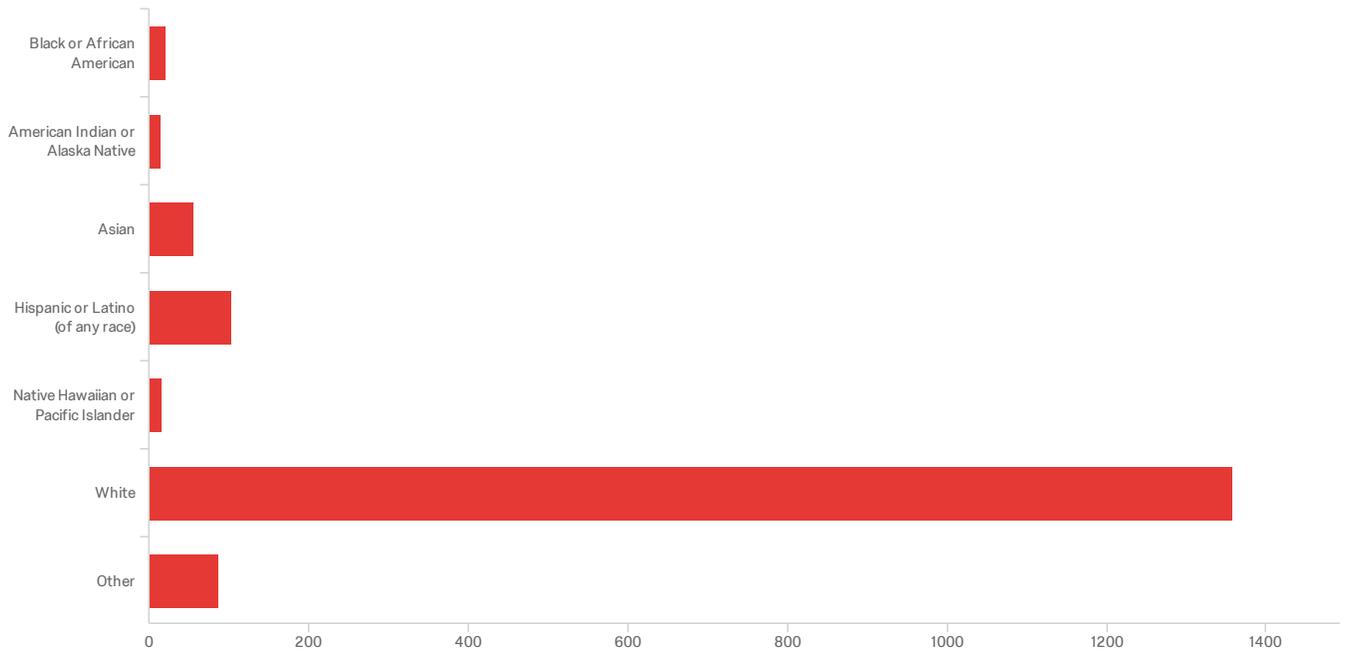
This is why Trump won

Prefer to self describe

Human

Attack koala

Q24 - What is your ethnicity?



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

Showing rows 1 - 8 of 8

Q31_7_TEXT - Other

Other

Does not matter.

Mixed European Ancestry

German

Other

Martian

Human

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

There is no scientific demarcation for race

Italian-Lebanese-American

Hominid

White and black

Latinx

Jedi

Prefer not to say

American

Asian/Latino

Jewish

American

European

Asian, hispanic, caucasian

Indo- Asian

Mixed Anglo-Hispanic

American

white isn't an ethnicity

Irish

caucasian

prefer not to say

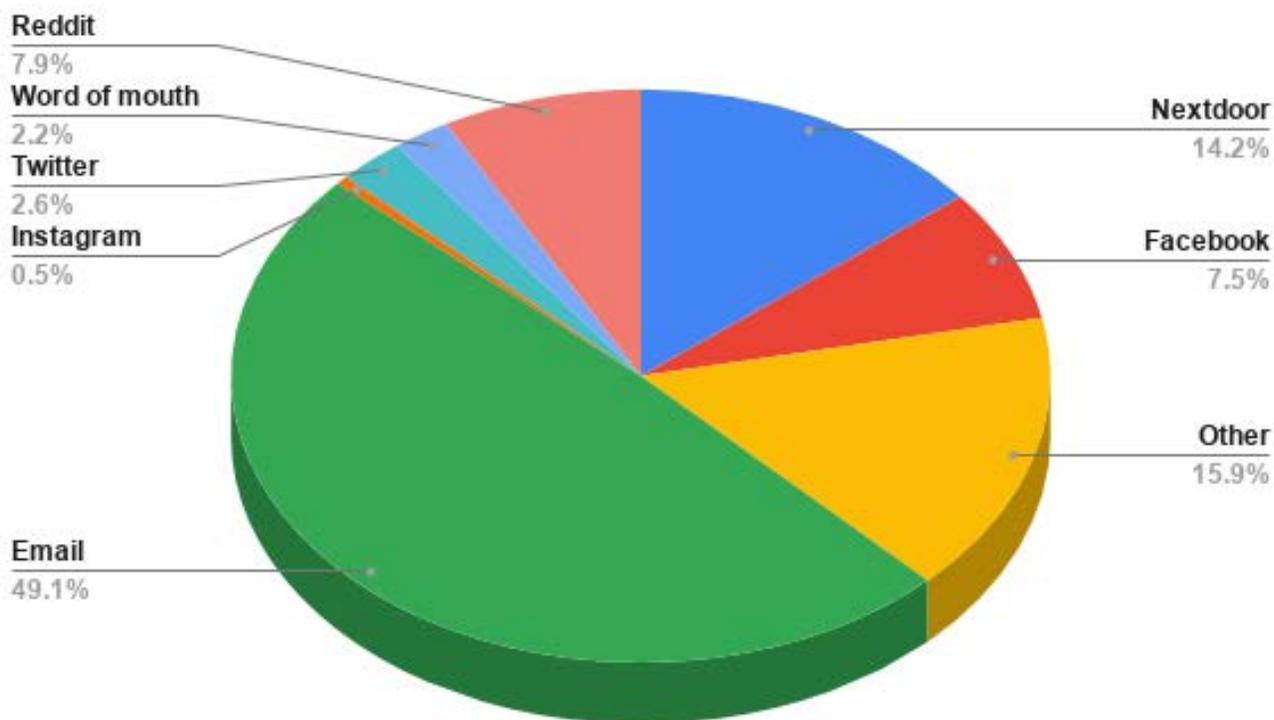
caucasian and hispanic

Other

Mixed black/white

A little bit of a lot of different ethnicities

Q18 - How did you hear about this survey?



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

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

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

The term "affordab

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

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

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

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

More affordable housing would help our homeless folks.

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

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

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

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

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

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

Home ownership would be a better option

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

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

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

n/a

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

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

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

More senior housing including supervised living.

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

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

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

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

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

Hurry! People are suffering.

Please do it. We need it really badly.

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

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

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

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

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

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

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

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

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

I dont appreciate all the apartment buildings going up in the area of Nirtg Temple and Redwood Road. Too many people crammed in a small area will increase crime.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Build where it makes economic sense

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No

More please.

The faster it can come, the better!

The East side has no affordable housing.

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

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

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

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

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

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

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

Stop creating luxury apartments

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

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

I think the definition of affordable housing should also focus on the missing middle. A lot of people, including myself, don't qualify for affordable housing but can't afford all these new rentals being built. It's especially hard when I depend on mass transit for transportation and most of the rentals being built in transit areas are luxury apartments that are complexly unaffordable.

Affordable housing should be prioritized for high opportunity areas (aka more affluent areas) to allow for increases in social/economic mobility.

Focus on bringing higher paying jobs to SLC instead of letting them go to Draper and Utah county.

Ease up on building and zoning permits and homeowners will expand the capacity of their rentals overtime.

In your efforts to help others, please do not pull the rest of us down by damaging our neighborhoods.

In my neighborhood (central city), it would be great to be convert our existing house to a duplex. We have plenty of off street parking (can fit 3x in the rear alley paved parking and 4x in the front driveway), however, out lot acreage is slightly below the requirement (~0.14 vs. the ~0.18 acres) for a two family dwelling. The other obstacle is that we live in a historic district, this makes doing anything a very slow and bureaucratic process. I think we might be able to make an ADU, but the 650 sq. ft. requirement seems too small for most families to inhabit (perhaps bump this limit up?)

Allow for parking for each unit, some people still want and need a vehicle. In my neighborhood the streets are so narrow now and no room for vehicles to be parked on the street. Don't pack everyone into the city as it is, expand the city out and have better transportation into the city.

Salt Lake City needs to stand up for Salt Lake and put pressure on other communities in the valley to accommodate multifamily and high density housing. Downtown Salt Lake is becoming difficult to park in for long terms single family and duplexes because the high density apartments being built are not providing sufficient parking for their new tenants. Every residential neighborhood should bear the burdens of increasing density equally.

It's not generally a good idea to mess with market dynamics. Just because something is expensive, doesn't mean the government needs to try and manipulate the market.

Thank you for looking into this issue!! We need more higher density housing in downtown Salt Lake City! More skyscrapers with apartments featuring low income rentals would be perfect

No

The rent is too [*Language redacted*] high and there are no options for college/ young adults

Please do not allow more apartments with not enough parking...SLC parking is too short now

If high density housing is the best option then it actually needs to be affordable. I should be paying the \$1700 to rent a 2 bedroom apartment

See lots of apartments being built Downtown but rents are too expensive. Young adults working cannot afford the prices.

SLC has no need for Single Family zoning anymore. Our zoning is outdated and regressive.

I don't think the city should rely on current residents financing the construction of housing whether it's affordable or not. This should be the function of private developers without the incentive of tax money. You're pricing out the existing residents in favor of getting bigger for its own sake. We don't have to roll out the red carpet for the inflow of people.

Every housing unit should include at least ONE parking space for each apartment. Even though our new mayor rides transit she still owns a car.

Impose rent control. Market rate rent is not affordable rent.

Obviously a huge problem in downtown Salt Lake City. What I see being developed along 400 south does not look like affordable housing.

San Diego ruined neighborhoods by failing to account for parking needs and by expanding gang activity by dropping hundreds of low rent HUD apartments in the suburbs

Maximizing affordable housing near mass transit really makes the most sense.

Stop giving tax incentives unless 50% of the units are affordable based on the minimum wage in Utah

Everyone should have the option to safely rent out space on their properties while adhering to healthy and safe conditions. It's like the article about "rat park". All people should have good living conditions no matter what income bracket.

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

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

please make tiny homes legal

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

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

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

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

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

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

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

Affordable housing should be shared equally by all communities.

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

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

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

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

Rent control is needed in slc

I am adamantly opposed to affordable housing complex's being built in my neighborhood. Current trends are destroying the unique charm of my neighborhood.

There should be more affordable housing in all areas and especially to areas close to industrial areas where all the jobs are located

We need blue collar workers in the city and we need to entice them to work close to home.

My children cant afford to rent a small apartment on their own, they have to have roomates. Change the law that no more than 2 unrelated people can share a residence. Let homeowners rent it rooms.

Make it stay affordable. I know places where rent has been raised just because someone else got away with charging a large amount even though no improvements have been madeand the residence /apt has been there forever. I think many of the new people moving here have come from places where the rent was higher so if someone says oh we will just charge "X" amt because they will be used to that and won't bat an eye and they do it and get away with it and everyone else says well if they can get that much I can too and it escalates the problem. Wages in Utah are not keeping up. Much of the problem is called "Greed" and that goes for developers as well.

Need more affordable housing people can buy - not just rent.

For every tax break given a developer, give that much to those seeking affordable housing

I think the city has enough affordable housing. Until there is a clear rule on how to allocate Affordable Housing, and who should this benefits too, there is no point. I drove thru some of the Affordable Apartment complex, such as Enclave on 1300 south and 300 west, and noticed there were plenty of people that have SUV (gas guzzler) there. There were a few that bought brand new sedan too. Well, if you can afford a \$400 to \$500 payment for SUV per month, and another \$100 to \$200 gas payment, but don't have enough money for housing, then maybe you should change the priority first! Until the city can stop this kind of affordable housing abuse, there is no point to keep giving benefits to everyone.

We need less affordable housing. Salt Lake City is crumbling. Trash is littered in the streets. More affordable housing = more undesirables = more crumbling infrastructure, crime, and societal and neighborly unrest.

Keep it out Rose Park and Fair Park. We already struggle with the demographic we currently have. Also, please start drug testing folks that qualify for affordable housing. I'm tired of seeing low income households work less and have more than my family.

I worry that Salt Lake City's affordable housing efforts are treating a symptom, not the actual problem, which is that the city is expanding too quickly in nearly every way, overwhelming its resources and infrastructure. I know that our culture sees unmitigated growth as a good thing, but I really wonder if it's worth sacrificing all of the things that formerly made Salt Lake City more liveable than other cities (ease of getting around, scenic, lots of open space, attractive buildings, great place to raise a family, etc.) in order to cram in as many people as possible. All of the options list above for increasing the supply and location of affordable housing (with the possible of exception of affordable housing near transit routes) will make Salt Lake City less pleasant and liveable for the people who are already here.

Single working people have very few choices

Not all neighborhoods need to be rezoned

If you supply affordable units (NOT the luxury \$1200 for a studio that's 5 stories tall and blocks the sky like you're currently building), the entrepreneurs in the city will be able to stay & keep their business here when they get successful. Otherwise we will all be priced out and move to the west side or south to provo.

Quit building ugly humongous expensive hideous projects like pretty.much ALL the new massive.complexes in Sugar House. They're not.affordable and are a massive strain on the infrastructure. They're like the supreme court definition of pornography: no socially redeemable value..

I'd like to see re-zoning and housing projects that update the city landscape as well, including in Rose Park. We have so many homes that need repairs and work and they be in a great area to build larger density projects. I also think allowing people to make money off of their property with additional dwellings, or renting space within their home or properties on short term rental websites like Airbnb. That also helps drive tourism, and helps our local economy directly in the community and provides a tax base for the city.

Add more affordable housing outside SLC. Those in SLC are NOT affordable and still too expensive.

I have a large prime property to that could house affordable multi family units but hard to develop because of the current requirements.

No

the click and drag didn't work

We just need more of it. Low income people have very few affordable housing options.

Allow duplex zones to build or rebuild into 4 plexes after certain age of the existing building or if is destroyed by fire.

Single family neighborhoods with adequate garage/off street parking spaces should be allowed to have a rental apt.

I am glad to hear someone is listening. hopefully.

It is a deeply complex issue and I'd appreciate the opportunity to understand the details and the many layers that are being addressed.

An larger and more inclusive assistance program now would be beneficial until the housing supply catches up.

It sounds like the proposal is to incentivize builders. Why not require them to include affordable housing?

Please keep the apartment cities next to transit lines and not in already congested areas.

Stop inundating Ballpark, Liberty Wells, Fairpark, etc. with all the "heavy lifting" Other neighborhoods must join in for equitable life in Salt Lake City. The aforementioned neighborhoods are very tolerant, and accepting. Other neighborhoods have not been. SRO's are only a good idea if they are equally shared throughout the city.

The push for affordable housing is important, but with increased residential density comes the need for better transit options that are more efficient. We need less people driving everywhere and to avoid more people creating more air pollution. The current travel infrastructure has not kept up with the population growth that has occurred in the past 10 years. Traffic in Salt Lake City is a critical problem when people are sitting at red lights through multiple light cycles and creating more air pollution. If affordable housing is going to lead to an even bigger population increase, then I vote strongly against it if nothing is going to be done to support getting people to places without ruining the air we breathe. You need to be creating a transit plan in tandem with the affordable housing plan and not done at two separate programs. The transit plan needs to include different modes of transportation to these new places of proposed affordable housing.

more money should be available for improving present neighborhoods and schools.

provide lower rent to people without cars

Without addressing an increase of minimum wages, there is not a way to create affordable housing in SLC for the working population. Also, what is the current occupancy rate in SLC. You are ignoring other creative methods for providing housing for additional residents, without new construction (eg co habitation laws.) This survey also has bias- retirees maybe paying a lot of their "income" for housing. Developing better senior housing options might free up a lot of existing housing. Creative financing options could address affordability. Reality however, is that the economic incentives to bring higher wage employers to SLC, has created a have and have not climate. Housing in SLC remains very affordable for transplants from many other cities. The city also needs to address conversion of existing affordable housing to short term rentals that bring in far more income. My son recently purchased his first home- very affordable and delightful- in Millcreek. SLC can't be everything to everyone.

I would like that existing buildings, buildings that are currently being built need to house more affordable/low income apartments

No

Our rent in Rose Park has risen \$300 in the last year

Planners have more and better information than I do, but increasing density through large-scale structural change is a little scary.

It should actually be affordable, not less expensive units in a complex built by contractors who get tax subsidies. They're not affordable. The government needs to take responsibility and build and manage the housing.

It's the way to make the city an inclusive place.

Building medium or high density apartments or townhouses in what is otherwise single family housing that is not near TRAX makes traffic too dense and dangerous for kids

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

Housing prices are skyrocketing; I head a lot of concern around "property value" which is only a rich persons game. The rest of us are getting pushed out. Those who grew up here, and are local, can't afford it.

All of the most recent developments have been luxury focused. More people are getting rich from development than have benefited from new developments.

The talent will leave if they can't afford to live here

As a long time resident I am all for affordable housing. However, it comes out at cost to the home owners of Salt Lake. Not only are there issues with building new apartments in formerly pure residential zones there is a major issue with parking for side zones. It creates a major problem for residents. Finally, there is the sad fact that with lower income there is a direct correlation with drug use and overall violence. It makes all of in our neighborhood worries for the future of our children and what this may due to property values in the long term. Personally, I'd like to see some sort of program that mandates background checks and random drug testing to all those in need of assistance.

SLC must go forward with affordable housing options or suffer the consequences that cities like Seattle and San Francisco have

It's getting ridiculous. In 7 years my rent has literally doubled.

There needs to be more affordable housing for purchase; not just for rent.

There is not affordable housing in Salt Lake City. Single people need to be able to live in SLC and I don't see that happening based on what the average person is making. Too expensive. Please listen.

Low income based housing should also be more accessible for full time students. Dorms are very expensive for students, yet the low income housing does not allow full time students to live there. This needs to be addressed. Additionally, housing for individuals facing homelessness should also be made more accessible. With the Road Home closed, many individuals facing homelessness are left to freeze in the cold, as the newer shelters house far less beds. Infrastructure should serve all people and it should be sustainable, environmentally conscious, and non discriminatory.

Towers on the outskirts of town is how practically every other city in the world does it. Why don't we?

the "affordable housing" megaunit luxury condos are NOT THE WAY TO GO.

Ive finally been priced out of the city. Planning to move in the next 6 months.

Take away being a "right to rent" state. You are screwing over poor people just to keep making landlords richer.

Too expensive

People who are barely above low income should have better options

I hate having to move every few years because the rent has been raised more than the cost to move

If SLC keeps pricing out people with low income, your services will suffer. Suburbs already have better customer service experiences due to this issue. If only rich people can afford to live in an area, you will get what you want. Total isolation.

Taxing churches and not having them in each neighborhood would help and make it mandatory fir every church to help therir community out each day and not allow them to sit emty 6 days a week

Stop building expensive stupid apartment complexes that destroy local buildings and put that money into allowing those already built to have lower rent

There's plenty of 'luxury' housing and quite a lot of older, cheaper places, but there are few options in between.

If a home is not going to significantly change the character of a SF neighborhood i believe splitting into a duplex or allowing twin homes would greatly increase supply in a geographically restricted county.

Single mom, 3 teens... Impossible to find affordable, liveable 4 bedroom housing

Tie rent to income, make it no more than 30%

Laws to charge less. More options for tiny homes. Build out affordable housing to the airport, north side, etc.

zoning restrictions are the biggest hinderance to affordibal housing

Near transit

better public transportation systems

Giving subsidized loans to these large developers is doing nothing for our impending housing crisis. Rent control is becoming the only remaining option to assure that our rental market actually matches the income of Salt Lake Residents.

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

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

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

Make easier access to housing for University students

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

Strong communities support access to fair and affordable housing.

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

It is not appropriate for every neighborhood

Affordable housing should be everywhere.

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

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

No

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

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

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

More of it, we need a kitchen sink strategy

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

No

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

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

Everyone deserves a home.

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

Rent control is crucial

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

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

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

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

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

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

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

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

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

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

dont sacrifice all other good planning just to build housing

I would like the city to pay increased wages.

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

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

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

WAGES NEED TO GO UP

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

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

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

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

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

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

No

subsidize and regulate to incentivize existing landlords

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

they keep building new apartments and they are all very expensive

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

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

Would like more developers to prioritize affordable rates over maximum profit

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

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

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

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

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

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

when will i be able to afford it?

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

No

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

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

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

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

Nope

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

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

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

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

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

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

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

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

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

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

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

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

Many homeless people need affordable housing not temp shelters.

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

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

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

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

We need more and it needs to be accessible!

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

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

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

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

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

Affordable housing WITH pets allowed is needed.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Provide for "tiny house" zones, please.

The more the merrier

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

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

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

<p>There is plenty of open land where affordable housing can be built, out west and south of Salt Lake. No need to squeeze more people into less space. Expand the bus system to include all areas of the county.</p>
<p>RENT CONTROL LAWS. Landlords are GREEDY. I have lived in apartments that saw significant rent increases WITHOUT any kind of improvement made to the apartment. It should be illegal for a landlord to raise rent to "match the market" and literally nothing else. They must be legally required to document material improvements to units OR demonstrate financial hardship significant enough to require a raise in rent. All the other things suggested in this survey are nice, but let's face facts: Landlords are exploiting a basic survival need of humans for profit and it MUST be more strictly regulated.</p>
<p>I don't want anything that is going to cause a ghetto in our city.</p>
<p>One thing I'm running into looking for a place is I make too much to be low income, but if I made less I wouldn't be able to afford the low income rent. It's hard for me to find a place to live.</p>
<p>Affordable housing means adequate space to live in for affordable prices. A single bedroom apartment on the outskirts of the city shouldn't be \$1200 a month.</p>
<p>Housing in Utah is insane. We need to stop allowing "luxury" apartments.</p>
<p>Thank you for making this a priority.</p>
<p>Do your best and hope other struggling families are safe and work on homeless problem as well that problem could go higher if the population seeks to grow</p>
<p>I have pretty low expectations but I have to have a roommate to find something I consider reasonably affordable.</p>
<p>None of your proposed solutions are what we really need. All of them end up putting more money into the pockets of developers. What we need is RENT CONTROL, inclusionary zoning, tenant right to council, taxing non-occupied units, REPARATIONS FOR PEOPLE EFFECTED BY REDLINING AND GENTRIFICATION,</p>
<p>I am a 57 yrs lady that at this moment does not require enough space; I am living in a tiny studio in an old bldg in the E Street because it is the most affordable unit near my job that it is at [Address redacted] and because in near next block I can take the bus.</p>
<p>Salt Lake City needs a rent control program for all rental properties. The more people are gouged by landlords for monthly income the less they can contribute to the economy.</p>
<p>High density!</p>
<p>To allow for more housing and denser populations we need free transit within the city limits</p>
<p>Do not sacrifice safety for affordability</p>
<p>The should be restrictions for rental properties on rental c9at just because a new restaurant or new business are coming in</p>
<p>I would like to see affordable housing that is in line with clean energy and energy efficient houses. Houses/apartments that meet are renovated to assure that families will not see energy poverty.</p>
<p>No</p>
<p>Build more and denser. Think Japan.</p>
<p>Abolish landlords, one house per person</p>
<p>Prioritizing single-room micro apartments as a form of affordable housing is discouraging; it implies lower income residents are not entitled to owning personal property such as books, shelving, or other potentially bulky objects. Giving people such a small living place makes them feel like animals.</p>
<p>The notion that massive developers get tax breaks and incentives for having like 10 low income units in their huge buildings is a joke. Looking at Liberty Blvd and the like. The requirements need to be worthwhile. 10 affordable units (at 700+/month) costs them next to nothing relative to their overall incentives.</p>
<p>Apartment rentals are needed more than condos!</p>
<p>Permit new fourplexes everywhere. Possibly, affordable housing will not be impacted by the change but at least homeowners are allowed to help their own family members.</p>
<p>No.</p>
<p>Stop making home owners pay more in taxes. You are putting more on them forcing them into poverty.</p>

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

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

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

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

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

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

Thank you for hearing our voices on affordable housing

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

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

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

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

Accommodating needs to the neighborhood. Focus on sustainability.

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

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

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

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

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

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

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

nope

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Spread it out not just in one area

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

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

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

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

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

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

Affordable doesn't necessarily mean high density or multi family

Doing a great job already!

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

now please

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

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

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

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

We should have rent control laws like NYC

Follow the lead of Minneapolis and upzone the entire city.

Your transportation policy is sorely lagging behind. Safer pedestrian and biking infrastructure directly affects affordable housing. Rely on cars less, this leaves more money for housing costs. Sadly this was not included in your survey. Parking was there, but SLC has a gutless parking policy which directly leads to less affordable housing. Lastly, no one ever addressed the lack of a living wage and no Medicaid expansion as leading causes of housing insecurity. Rethink things from the bottom up. Do better.

Tall buildings next to our neighborhood bungalows are ugly. I'm frustrated a giant housing development has been stalled in mid construction for months near my home.

Require each community to have it's share of affordable housing rather than putting it all downtown and attempt to make public transportation more accessible in all neighborhoods

Affordable housing shouldn't be looked at as cheaply constructed housing. We need to provide well designed, comfortable spaces that people can be proud of.

Remove ADU's from the equation.

We need all housing not just affordable housing

We need more affordable housing options (especially townhomes and duplexes which are currently being built and sold for ridiculous prices). We need high density housing that has (functional) balconies so people can all feel like they have a small piece of outdoors. We need to do this while also increasing green space in the city to take pressure off the already stressed parks. With the added population high density brings, we need good transit options and access to green space (public and personal) for everyone.

We need more modest but decent housing to be built. Many people cannot afford to live in a fancy building long term even with a discount. They do raise the rent a lot over time.

Do not turn our city into a mass of huge apartment buildings! Do not sacrifice aesthetics to cram more people in. Make affordable housing further away and provide the transportation routes we need.

We need more DEEPLY affordable housing. Accessible to those on subsidized housing vouchers.

Affordable housing is the most important issue SLC faces and it is only going to continue to worsen unless everyone is more open to higher density housing, even in higher property value area. We all need to compromise and accept affordable housing in our neighborhoods not just people in lower income areas.

no

A note for most effective way above. They are non choices, I have been on the losing end of about half of those choices and I feel that most all of those listed are a bad idea.

Listening to the meeting on FB, it was disturbing to hear the negative views by some participants concerning developing upscale housing. We have enough crappy dilapidated buildings in our area that could be developed and improve our neighborhood. Preventing development unless a developer also builds affordable housing is an overreach.

The city should not allow exceptions for low income, high density housing to be built closely to each other

Encourage urbanization and help eliminate car dependency.

Compared to other cities I would live in SLC is affordable. Not everyone can afford to live in the city core, Trax goes to Midvale, out into the west side. Housing costs need to also consider the rest of SL COUNTY not just SLC. I can't afford to live in Manhattan.

Minimum wage is a factor in affordable housing

Would like to see rent controls in place to keep housing affordable.

No

Awareness is low? People that qualify for low income housing might not know how or where to apply.

Start listening to the people who live here and vote in the city government instead of the developers.

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

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

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

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

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

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

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

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

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

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

It prevents Homelessness

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

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

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

How are you defining the term "affordable housing"?

Lower squarefootage and smaller lots should be allowed

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

Before this survey I didn't care. Now I'm against it. I can't think all of the huge apartment buildings that have been built downtown are horrible. Apartments are horrible and the bigger they are the worse they are. They are degrading and dead ends.

Density around trax and Sline stations should be increased

It is needed and wage increases are needed especially for low income workers

Your question "Affordable housing should be located in all neighborhoods." is a little too gross grained. I'd say, "Affordable housing should be located in all neighborhoods, but specifically in locations that are well served by transit, civic assets, and retail and other amenities. E.g., I didn't list Avenues as a neighborhood for more affordable housing, because of the topography and it being less well connected by transit.

Without adequate parking, you are just causing other problems!!! See Sugar house for the results of high-density houses and insufficient parking and overloading of current streets resulting in traffic jams on 9th, 11th and 13th East as well as 21st So!!!!

i'm set but my kids are really struggling. The college kids and young families need help.

Make transit cleaner (clean the platforms and trains) and safer to ride. Work with UTA to hire more Transit Police Officers to patrol the trains per shift to make trains safer and this will get more people to ride.

To create true affordable housing and stop building overpriced tiny apartments.

I am extremely interested in this topic, please let me know how I can get involved.

my interest is in programs to help middle income earners/single parents/first time homeowners qualify for affordable mortgages (perhaps with long term agreements)

We need affordable housing but we also need an expansion of public transit so that our communities don't feel smothered. They need to go together.

Affordable housing should be located in all neighborhoods of the city. Exterior and landscape should equally look the same in all neighborhoods

Let people build where we have old buildings rotting away. Say state street. Tired of people adding these apartments and making smaller areas more congested. Sugar house is the worst. 700 east has become horrible.

It's not as much affordable housing as it is income inequality now. I live in a an awesome spot probably 40% below what it could/should cost, yet I still pay just over 50% of my income in rent. I'm a single mom of 1 child, I work full time plus mandatory overtime as an EMT in SLC, and I make \$11.15/hr. We need a city based minimum wage of \$15/hr. And maybe we need developers to pay money into an affordable housing fund if they're not putting low income units on site. And maybe landlords should pay a rental tax in the city, those kinds of changes could help offset some costs.

I read the historic theater which was given away to developers will only have 33 affordable housing units. That's outrageous. There should have been a minimum of 50-75 units required. Too many apartments are being built that are not affordable. s.

Building large complexes increases violence, crime, and is bad for my community.

More affordable housing closer to the colleges and universities

Carrots are nice, but this won't really change without some sticks as well.

Income-based housing (w/o housing vouchers) is how I see affordable housing for moderate to low-income families. there would need to be a minimum income to be eligible.

We've lost many young couples from our area as they complete their education and cannot afford housing in this area.

Utilize the large street medians in residential areas for tiny houses. Radical, but that is valuable property that should be repurposed, but definitely not given back to vehicles.

Affordable housing in every neighborhood increases the viability and quality of life of those neighborhoods. Income diversity is healthy for communities and should be embraced throughout the entire city.

I worry that my kids won't be able to buy a home in the valley when they come of age

Put affordable housing in rich neighborhoods to! Put a cap on how much can be charged for rent and the price of a house. Housings cost is getting insane!

single family zones should be done away with

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

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

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

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

no

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

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

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

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

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

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

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

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

There are too many cutsey buildings

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

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

I am so glad you're sending out this survey. I was literally just reading, watching, and listening to things about zoning changes to help with this. I think denser and more flexible zoning is key!

Yes stop building luxury apartments that single or couples can't afford, and start building ones we can. The only help with housing cost seems to be for families or low income. When someone is making \$18 an hour and they still cant afford renting, that is a problem.

All of the 7 ideas to cram more housing into existing neighborhoods are bad ideas. Affordable housing MUST be where the lots are cheap. Watering down the zoning laws will allow developers to build multiplex McMansions which are not affordable and which devalue neighbors houses and take away from the appearance and ambiance of the area. Please do not change zoning laws. They were designed to maintain appearances and property values.

Stop skewing the numbers on what is "affordable"

I don't know much about how to solve this most important problem. Thanks much for working on it.

Yes! I own a 6 unit 1 BR complex on the west side. I keep it full of good, low income people. I have not been raising the rent but your taxes have gone up exponentially! You tax me so much that I will have to raise the rent. Some of these people are close to homeless. Your actions will force landlords to raise the rent or go broke in our businesses! Not good practice!

I think the housing should reflect the neighborhood. I don't like high rise or medium density apartments being added to neighborhoods that are primarily single family houses.

I understand 30% of income is a typical definition of "affordable" housing; I think there is very, very little available in this city for 30% of a minimum wage income. We need to fix that. I've heard about "affordable" housing units being built in the Sugar House area (where a family member was on the community council for years) that cost \$1500+ per month in rent. That's not affordable. There need to be clean, well-maintained, appropriately designed/outfitted units that can house a family of 4-6 available for rent for less than \$1000/month all over our city, including in more affluent neighborhoods.

This is not the top priority. We should focus on decriminalizing cannabis and other substances that are less harmful for responsible adults than alcohol, as well as curtailing the predatory policing that comes with criminalization.

There is a low income complex nearby. But I heard it could be converted into regular (market priced) housing after some years. If we need affordable housing, the conversion shouldn't be allowed.

There is a lot of older housing stock that needs renovation. It would benefit both current residents and potential affordable housing residents if these neglected properties were renovated and sold or rented at an affordable rate. This could be done through a housing trust. If the homes were sold through the trust at an affordable rate this would not only provide housing to occupants but would help them build wealth. It would also likely be welcomed by the surrounding community as the renovations would improve the whole neighborhood. The Champlain Housing Trust has successfully engaged this model in an area with a much more expensive and tight housing market. <https://www.getahome.org/>

Very important that the landlords are not slum lords. PS Palmer Court needs updating and a good cleaning

I'm a single parent and being a renter in this community is really hard. There is bias against renters in most communities. Laws favor the landlord over the tenant. The new apartments going up are mostly "luxury." \$1,300/month is not "affordable." Affordable has to relate to the wages being paid in a community. All new construction should come with mandates for genuinely affordable housing.

Salt Lake cannot bear the brunt of making housing affordable. Every area of the valley needs more housing but central city and the Avenues property owners cannot solve the housing shortage

Stop giving away buildings like the old Utah Pantages Theatre for a meager return on affordable housing. Should be lots more for a free building!

Families have pets. It's just a reality. We shouldn't be expected to give up our pets for affordable housing, nor should we be charged exorbitant fees for renting with pets. The problem is large management companies that buy up tons of properties so they aren't available for families to buy, then rent them for ridiculous prices. Get control of THEM, then maybe you will make progress towards affordable housing.

Without government regulations, affordable house will never be achieved. The American Dream is built upon equity in ones house. With this current model, no one wants their house to be affordable

Tall buildings with access to (free) current transportation options. Multiple floors with office space, grocery, etc, so people can obtain necessities without needing a car.

You need to preserve the character of historic neighborhoods, and recognize the value of lower density neighborhoods as part of a city

People experiencing homelessness need deeply affordable housing. We can fix this.

I'd consider ADU on my own property if it was legal and economically supportable

Mandate affordable units in all the structures being built

I'd like to be able to rent a room / apartment in my house - right now I'm not allowed to. I'm not taking about being a slumlord like some people are doing with students from the U. I mean kitchenette, proper egress, etc right now I can't legally do that and my yard is too small for an ADU.

Renovate existing abandoned buildings into multi unit properties

use some of the funds going toward affordable housing to help those that are close to being able to afford typical housing if they had a small downpayment.

I am a young professional who is able to live with multiple roommates and that is why housing is currently affordable for me. However, I would like to continue to live in Salt Lake long-term even when living with roommates is no longer ideal.

I don't like the apartments that they don't take care of them

All affordable housing building owners need to be accountable and held responsible for their tenants and the upkeep of their buildings.

I do not want my neighborhood to be torn down and replaced by ugly rental units.

It's tricky - thanks for tackling. I love ADUs!1

The City needs to provide a different process to get a building permit for affordable housing. The process to construct affordable housing depends upon strict schedules. The City's building permit process is ridiculous. Create a separate review process for affordable housing and you may find that this encourages vs discourages developers/builders.

With all of the affordable housing available in the nearby cities I see no need to burden the tax payers with doing something so unnecessary.

Affordable housing does not belong EVERYWHERE. However, it does need to be available within a reasonable distance to public transportation. Compared to the SF Bay area (previous home), SLC has few issues. However, in SF I learned the importance of adequate parking (people here - or in SF - aren't getting rid of their cars) and public transportation.

Demographics needing affordable housing the most typically need access to public transit and/or grocery stores/schools/businesses within walking distance. Building high density low income housing in single family neighborhoods only makes life more difficult for the occupants as their transportation costs will offset the affordability of the housing.

I think affordability will change on its own in time. there is a need for some affordable housing but I don't believe it needs to be a focus. let the market take care of it.

Raise people's income and lower taxes on people earning less than 40,000

Any multi unit dwellings should be required to have at least 2 parking spaces per bedroom as part of the building. If the building has no parking, it should have no residents.

Affordable housing should be integrated into the community and have easy accessibility to transit and grocery stores. Quality should not be sacrificed.

There are plenty of homes in Rose Park and Glendale that are affordable. These areas for some reasons have bad reputations. The houses look run down. Can developers be given incentives to remodel old homes making the neighborhoods look more desirable. Also RP and Glendale do not have fun restaurants, great grocery stores. Red Iguana is the exception. It would be great to get a Target on North Temple and Redwood Road where Sutherlands is located and a or Grocery store. North Temple should have a lot of great restaurants. Maybe more people would want to live in RP/Glendale. Can the Fairgrounds host a year around Farmer's market. No Temple should be happening place.. If I was young and first starting out I would want to live in a fun neighborhood with great transportation.

raise wages according to real cost of living

I love the idea of building an ADU in my backyard but lack the funds.... Perhaps with a grant program, I could do it.

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

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

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

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

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

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

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

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

The need is apparent and critical to inevitable growth.

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

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

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

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

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

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

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

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

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

I think allowing ADU's is a great idea.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

there needs to be more of a focus on transitional housing

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

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

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

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

You have some tough decisions.

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

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

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

Don't need it

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

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

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

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

No

The City must prioritize spending on affordable housing.

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

Need more buildings with studio sized apts

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

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

try innovative solutions such as shipping containers

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

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

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

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

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

Needs to accommodate families and singles alike.

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

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

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

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

It's a must plan and have.

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

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

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

No

It needs to be much lower in costs.

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

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

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

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

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

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

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

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

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

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

Require new construction include all income types from homeless to luxury
Our city can not keep cramming in additional residents, unless they come without cars, and do not care for open space. I am curious about the vacancy rate in SLC? In my neighborhood there are vacant, unoccupied houses, as well as under occupied housing. How about financial remodeling incentives that make existing housing more amenable for co-housing (eg. older residents paired with young families, conversion of existing homes to duplexes, etc.)
Rental rates for affordable housing should in no way be based on property value and only on income. I live in the artspace rubber company building and, despite the fact that my income has really not increased in the decade I have lived there, the management has continued to raise the rent yearly in step with the rising property values around the property. At this rate, I will likely get priced out of the "low income" housing within the next few years.
The only thing is there is a discrimination on West side and no new low income going in in sugarhouse east side slot of apartments are going in but way high rent only and we are stuck west side of I 15
I am not an expert on this, but it seems like we're just allowing a zillion apartments to go in but they are all high-end. All the problems (parking, etc.) with none of the benefits!
Urban planing like Daybreak where possible.
Should be easier to get an ADU approved. All neighborhoods should be encouraged.
If you want more housing, treat landlords and developers better. Being hostile to the people who will make your goal happen is not going to work.
I commend everything SLC is already doing to combat this issue, and support the investments that have been and are being made
Apt buildings with reduced parking is causing parking nightmares for everyone else!
its a joke, everytime govt gets involved it gets worse. give out more building permits, problem solved. we have a moral problem
I love that the Avenues has a mix of housing types, and I think that trend should continue throughout the city.
Affordable housing should also be quality housing. The most affordable options in SLC are usually run-down and in less desirable areas with fewer community amenities. This creates a disparity not just in housing affordability, but in the quality of life of those seeking affordable housing.
Housing is a basic human right and we need to provide it to everyone (including the less fortunate) in our community. Our wages have not moved but housing has raised 20% in the last few years alone - its not sustainable.
The city has significantly overbuilt rental properties
SLC needs more of it. I love living in the downtown area but I won't be able to buy there due to outrageous prices. This isn't fair for those of us in non-profit/government sector jobs.
I can afford to live where I am, but I am exception. Bring in more semi-skilled immigrants to maintain reasonable labor costs, and provide materials subsidies to modernize and construct multi-family structures
Focus on affordable housing not only for people with income, but a priority should also be with helping homeless people find affordable housing. That or reopen The Road Home and increase funding to focus on Salt Lake's growing homeless community and stop arresting homeless people for finding somewhere to house themselves aka I would love to stop seeing cops arresting or kicking out homeless people on 300e by the library for sleeping overnight.
I am fearful that mu children won't be able to afford a home in Salt Lake City. I am disappointed at the handling of the homeless community in SLC and the lack of empathy from the Salt Lake Community in general.
I'm lucky to already be in a house, but my kids are priced out of my low-income neighborhood - or anywhere, really. I feel like I bought barely in time - my house has doubled in value in 5 years (which is great!) but that means I couldn't afford it now if I didn't already have it, and my kids can't afford even a starter home. I live in Rose Park, by Rosewood Park.
Most effective way to address affordable housing is to force developers to build it!
Let them build
I said not in all areas as very expensive houses next to more affordable may not look well planned
The cost of housing is also a result of people buying property for short term rentals. There are even apartments in the city that are used as short term rentals

Single family homes also need to be affordable for people to afford. High density house isn't the right fit for everybody
Affordable housing should be focused on new developments along major corridors like State Street, Redwood Road, 4th South and similar. Height restrictions should be loosened heavily to allow 5 or more stories. As far as density goes it's dangerous to rezone single family neighborhoods and hurts people that already have a home. Again, the focus should not be in the middle of neighborhoods it should it should be close to major transportation and commercial conduits.
Smaller, new homes!
I agree it should be spread out over the entire city.
Its better to do a thing like this then ask for forgiveness. The NIMBY's will be up in arms but available affordable housing is all citizens' responsibility.
While I feel lucky to have purchased my home before things became truly unaffordable, I do feel like now I am locked in to living here. I am the only earner in my household, and while I make OK money, it is not enough to move anywhere else while still maintaining things that are important to us (walkability, diversity, proximity to transit, etc.)
Concerned about all the new, very high priced high density housing popping up in SLC, for example around 400 So 500 E. Sight lines are impacted, would be easier to compromise views and more crowding if these were affordable housing units. They are not, just lining corporate pockets.
I hate what has been done in Sugarhouse with high density and huge, tall ugly buildings.
i'm a YIMBY, let's help everyone!
I also think that there should be a requirement that new housing be xeri-scaped or landscaped with plants that need little water.
It is frustrating that "affordable housing" discussions only consider poverty level households. Economic research shows that young adults are swimming in student loans which decreases the felt impact of take home pay. Technically our rent is right at 30% of our take home income but after mandatory debt payments it's closer to 50%. We will be buying a home far outside of the city in a couple years after delaying buying a home for 10 years unless something changes around here.
Put it everywhere and focus on transit and reduction of parking.
All parking requirements should be eliminated and multi family homes should be permitted in every neighborhood.
I really don't have any idea on the above ranking (1-7 about effective interventions)
Housing costs are not true value. Taxes are sky high. People over 65 should have a property tax cap. Beware of the next recession. Young family need the ability to purchase a home for less than 300K
It would help if you defined affordable housing in this survey. We have the data that shows the East Bench has effectively blocked low-income housing of all types. We need it citywide.
You need to require new builds to have 30% built at affordable rates (i.e. barista salary or student income) not based on "what the market will pay.
I don't think the city has counted all the affordable housing in the inventory, rental homes and house shares and older apartment buildings. I don't think that high density multi-family belongs in traditional single family zones, but medium density townhomes and small multifamily -12 units or less do. We should not allow SRO's to cluster in any one neighborhood. It's OK to open up industrial, downtown support, commercial, manufacturing zones to higher density residential, but not to make drastic changes to established single family neighborhoods
Although I support higher density, it should be done in a commonsense way: on corners, along byways, and in key neighborhood nodes. I do not approve of the slot homes stuck randomly between single-family homes in the middle of a residential block. I also want to learn more about how we can create affordable ownership opportunities rather than just affordable rentals.
remove restrictions on ADU's
Allowing development in all zones to go up one zone, i.e. single family to duplex, would be a practical lower impact strategy to increase density
Too many high rise projects together creates too much population density and turns into "the projects "
Put a moritorium on rental/apartment building in Salt Lake County. Put tax incentives in place for developers and contractors to build residential properties and not just apartment buildings.

Some of the population pay a lot more for their homes to be in a certain neighborhood. I am very opposed to affordable housing being in every neighborhood. It would bring down the property values that many people have worked so very hard to pay for just for the privilege of living in a certain neighborhood.

I think we need to do something about the amount of Airbnb rentals in our neighborhoods. They are taking from rental units available and changing our community!

Stop giving cash incentives and tax credits to luxury apartment/condo developers

Inclusionary zoning encouragement with impact fee release with 20% affordable needed for years. Stop owning vacant buildings. Implement State Street form based zoning. Provide 200 SqFt plans automatically approved for buildings. DO NOT INCREASE ZONING DENSITY IN SINGLE FAMILY HOME AREAS.

Large affordable housing developments should have a health mix of incomes represented, and try not to have more than 50% of units in a given development designated as affordable.

Not every part of SLC needs affordable housing; we are wasting so much time on this. People can live farther away from the City in cheaper housing... everyone wants to live close and have cheap housing... it is not going to happen. Focus more on fixing streets, adding parks. Build taller apartment near light rail.

Any incentives (higher density, reduced parking, etc must be accompanied by income and rent or sales price restrictions. Do it assume the incentives will automatically result in greater affordability. It won't.

I think more money should be spent on transit. This provides all residents with access to all other parts of the city. Subsidizing some people's housing so that they can be close to some amenities is less effective and unfair.

Right now, it seems that landlords and developers are making huge amounts of profit and are the primary beneficiaries of the increase in housing prices we have seen in the city. I'd like to see the pendulum swing the other direction and see our housing policy take a people-first approach to housing, rather than counting on developers to do the right thing.

I would love for the whole city to reduce single family housing zoning and increase the area that can increase density citywide and build more units for all income ranges.

No more multi family units in Sugarhouse!!!! It's ruining the neighborhood. Build communities in areas west of state street that need to be rehabilitated.

Affordable housing has the ability to lift up or destroy neighborhoods long-term. It completely depends on management building design and the rules that are put in place for the properties. It is very difficult to understand what your plan is from the survey.

I was recently kicked out of my affordable apartment in Sugarhouse so they could remodel the property. Not that it NEEDED upgrades other than a few repairs. But everyone was kicked out so they could remodel and double the rent of the apartments. For my same apartment, that I paid \$850/mo for, they said to get it back once finished rent would be between \$1450-1650/mo. THE FLOORPLAN WASNT CHANGING AND THE SQFT WAS DECREASING! This should not be allowed. It's BS but because everywhere in SLC is jacking up their prices due to lack of regulation or current laws, they can screw people who have lived in one place for 10+ years.

Yes. Two concerns: 1. I live in an old neighborhood that, even though it consists mostly of single-family residences, is quite dense. The streets were laid out when families typically had only one car. The U and its medical enterprises, the VA, Ft Douglas, Research Park, already bring too much non-local auto traffic through the neighborhood on a daily basis, making the streets unsafe and polluting the air. Increased housing density will only add more auto traffic and more negative consequences. 2. The intent of ADU's is to increase housing, not temporary or transient lodging. We've already seen attempts in the neighborhood to create air B&B-type facilities under the guise of ADU's. I sincerely doubt SLC's ability to regulate ADU's and air B&B's. ADU's built as housing will be used as air B&B's which will also bring more auto traffic and negative consequences into the neighborhood; along with a cadre of travelers that are unfamiliar with the local streets and have NO concern for the long-term health and sustainability of the neighborhood. NIMBY? Sure. But please explain why I should be expected to allow the quality of my neighborhood to be degraded with with no perceivable benefit in return.

I have seen first hand from numerous cities I have lived in that affordable housing works best in areas of mass transit and amenities, such as would exist in downtown areas

More places should be available for purchase

Salt Lake has consistently failed its residents.

Affordable housing for middle class people who are above poverty line but can not afford exorbitant rents, rent control and tenant protections are needed.

It doesn't have to be ugly or landscape free. People do not need to be stacked like sardines. The charm of the city is being destroyed, leave some of the beautiful older neighborhoods like mine the way they are.

Your options for "effective way" are deplorable. How about: #1 - allow for low-income units within all the multiple unit housing currently in existence.

Eliminate parking minimums, increase density via cottages/duplexes/multi-family units/eliminating landscaping requirements & setback requirements

Keep out the ultra expensive luxury housing used by the very rich as vacation/occasional homes.

The price of affordable housing isn't affordable its way too high!!!

Affordable housing is a euphemism for HUD housing. That brings property values down.

"affordable housing" is a weasel word. Rent is shooting up for everyone because developers think tiny units they make huge bank on (eg 3 over 1s) are fair. Rent needs controlled, rather than special "affordable" housing. And for the love of God, get developers OUT of the process of deciding how many "affordable" units will be in New construction - they *clearly* use this process to walk the market rent ever upwards!

There is zero reason SLC workers need to live in SLC. Improve transport and make it free.

Would love to make sure there are good schools in all neighborhoods.

There's plenty of new luxury apartments that would serve better as affordable housing. It was a mistake to let so many be developed.

Please make sure that each community supports any affordable housing. I think that some neighborhoods will worry about AH bringing down the value of their homes.

My biggest concern is who takes care of the affordable housing areas? I don't want my taxes to increase for government care, but the locations need to still appear clean and taken care of. Apartments can be nice, but they need to be well managed.

Na

Dense affordable housing needs to be on rail lines or other public transportation, or else zoning for new affordable housing needs to include the creation of more transportation lines. This is because 1. those on a budget do not always have reliable transportation of their own, and 2. the Salt Lake Valley's air quality problem particularly means that we need to think about housing and emissions hand-in-hand. If we build housing we must also build safe, reliable, and convenient public transportation with it. This is especially true in the parts of the Valley that don't have great rail links right now; if we want to build affordable housing in the West, we need many more light rail links between the area and downtown SLC. If we want to put up a lot of multifamily housing in the Avenues, we need streetcars or TRAX lines or something to serve that housing. And so on.

MV's de 5 por que una familia no tiene 4 personas

Stop building luxury apartments in salt lake. They're ugly.

High density developments near public transportation, and ADUs will help!

Allowing multi family units is the best way to keep the value in our neighborhood and keep the design while allowing others in

Stop forcing them on the west side. Start putting them on the east side of the city.

Affordable housing is not having to work 2 jobs to make rent.

Streamline and cut the permit cost for accessory dwellings.

I think it would help to define what is meant by "affordable housing" - does it include a specific percentage of income? Or does it just reference housing that is "affordable"? I think the conversation can lead to very different outcomes based on what people are assuming the phrase to mean.

There should be meaningful zoning incentives associated with building affordable housing - i.e. density bonuses, height increases, parking reductions, etc.

On the ranking; I believe that the adding new areas of zoning for multi-family can be done in a manner that does not overwhelm areas of the city currently zoned for single-family. I, also, believe that we need to expand our idea of transit routes to include "fixed bus routes" and not just trax when it comes to thinking about linking affordable housing and transit access.

More please.

\$400/month studio. \$600/mo 1 br. \$700/mo 2 br. Index rents with national fed inflation rate for dollar

We need to allow and encourage duplex-fourplex buildings. The over-building of 50 unit apartment buildings is an atrocity and a blight on our city. The city needs to build new parks with money from the impact fees for the people in all of the already built apartment buildings, especially close to downtown. The city needs to plant and care for as many trees as possible to help combat heat island effect. City planning needs to adopt a preservation philosophy for all of our remaining buildings, the noticeable loss of our historic character is criminal. Allowing developer driven design to determine the aesthetic character of a city shows that the city is not paying attention or does not care.

Create a SLC Housing Authority with a law enforcement division.

The Kem Gardner numbers you used to introduce the topic are flat out misleading. Between 1960 and today they indicate that we only added about 10,500 residents, but between 1990 and today we added an additional 15,000 housing units. If our average household size is 3.1 persons per household then we should have extra housing than necessary to support a population of over 200,000. You are cooking the numbers to make claims that we don't have enough apartments and multifamily housing. Truth is we have too much and it is driving away the long time owner occupants of Single Family Dwellings that create the stability in our community. Your planners forgot to read their textbooks on Gentrification.

It is unfair to saturate lower socio-economic areas with affordable housing. Adding height or lowering requirements so that buildings can be built taller in areas with single family homes is also unfair.

It needs to be spread more evenly throughout the city, not just in certain neighborhoods.

Rents are set by owners/property managers. Put some serious limits on rents that would allow middle- and lower income folks to live in the city. Do not try to stuff more housing onto existing lots with narrow streets. That will just have the effect of driving property tax payers away.

We have seen variances to SL City building codes and unprecedented growth already. It's too bad the idea of building higher was not incorporated sooner. We are land locked and there really isn't anywhere to go but up. It's sad to see all of the condos going up with one car garages and no landscaping for children and/or animals.

The example you have at the top was developed by me. I put 15 solar panels on each townhome. The city had the audacity to charge me permit fees to be net zero. Remove the fees!

I hate this idea of subsidized housing! Let the market dictate what happens. You only screw things up worse by interfering! You're ruining our neighborhoods with your overlays and cramming in shoddy, cheap, cramped living spaces. LEAVE IT ALONE ALREADY!!!!

No

I don't like any of the 7 options your survey identified. I live in a well established residential neighborhood I've stayed here for over 30 years because we liked our neighborhood. I don't want to see it ruined with high rise AOTA or crammed up because it's politically correct to try and increase the density of housing in SLC. Never the less this ridiculous over build of apartment buildings that are too expensive for the average worker to afford is unconscionable. A new story last week said it a person would have to earn \$38+ an hour to comfortably afford to live in one of the new builds. That's insane! There's no reason elected city officials can't address this issue to build decent affordable housing. Don't ruin one of the options, residential neighborhoods, by allowing ugly higher density new builds.

The question about the design materials and aesthetics - these two things need to be greater. Good quality timeless design and lasting materials are essential to ownership, value and interest in a city. If all these wood construction, stucco 5 story buildings are going up at the same time, they will all degrade at the same time and people won't/can't rally to protect and preserve them. In other cities with high density, architectural design and durable construction methods and amenities that people could envision a good life living there are sought after by residents/taxpayers/people of the community. Developers have the money and are the people determining the skyline and living conditions of our city, but that responsibility needs to go to someone else who is without financial interest, but is educated in the ways of architecture, city behavior, urban design and research savvy of similar developing areas.

Increase affordable housing downtown and public transportation to downtown to help create a more lively and active downtown.

We need to welcome neighbors from all economic situations in all neighborhoods

Salt Lake City adds a lot of additional costs to build affordable housing: burying power lines, paying for new city water main lines, permitting fees, plan review fees, bonds (need to have cash to city or have in bank so we need twice as much money to install public improvements for the city)

Fund more affordable housing programs for renters and for people like me interested in buying a home but not financially secure enough for the first steps (like a down payment)

Thanks for the survey. Affordable housing is important, belonging in every neighborhood. Allowing more apartments in strategic locations, all throughout the city seems like the most effective way to increase the housing supply. The city is growing. We need more places for people to live. Walkable mini-"main streets" like 9th & 9th, 15th & 15th, and other areas could benefit by tastefully adding more housing. More people would support the restaurants, coffee shops, and boutiques.

More info should be provided on what an overlay is and does. That concept is not explained here. Where is the data to support the intro claim that the City is experiencing "tremendous residential growth?"

increase density to create housing people can afford. don't require Affordable housing in developments it will just increase the cost of market rate housing.

While I'm opposed to waiving construction standards to address affordable housing, I believe the city should consider easing some of the aesthetic restrictions imposed by the city's Historic Landmark Commission on certain housing projects.

A bit of re-branding or more education on the topic may be necessary. I find many people associate SLC's affordable housing initiative with subsidized or public housing.

Don't concentrate it only in certain neighborhoods - that leads to racial and economic segregation. Affordable housing should be available in all neighborhoods throughout the city.

housing should not be subsidized by the government. It just makes the cost of housing rise for everyone. Some affordable housing should be required for all developments over 20 dwelling units.

The survey is obviously slanted to provide someone with an agenda talking points

I believe in affordable housing, but also in screening of applicants, and accountability of landlords to maintain the properties and

As we all know - it's a complex issue. From the Development perspective - Developers need to be incentivised to provide affordable housing. They are essentially having to "give away" units (IE they do not perform financially) in order to provide it. If the city granted density bonuses for affordable housing and provided some leniency on the strict zoning codes (modifying setbacks, increasing height, reduced parking) then it would make it much more achievable. I highly recommend the city looks at the Affordable Housing section of the Municipal Code for San Diego to see how they have been successful in providing incentive based affordable housing that is actually beginning to supply the city with truly affordable housing units. In contrast - encouraging developers to look towards the co-housing model and multi-generational living (I.E. - allowing for 4/5/6 bedroom apartments) could be a successful route for providing more affordable living to larger families and students/friends.

There is a lot of unused land in Glendale and Poplar G that is in the rear yards. Great Opportunity to reduce the zoning and build some affordable housing

I completely agree SLC needs more affordable housing in all neighborhoods. I also think there needs to be better/more restrictions on the awful condos that are plaguing the SLC skyline

Nothing in this survey addressed the relative concentration of affordable housing. Placing all affordable housing in relatively few districts will be damaging to those districts and the city as a whole.

Affordable housing should be located in close proximity to public transport and goods/services. Affordable housing is not appropriate in all of SLC's neighborhoods.

more is definitely needed. don't issue building permits or zoning changes unless 50% of new units are guaranteed to be less than 50% of average median income.

The most important thing is to ensure that affordable housing is spread across the city. It is an injustice to locate the majority of affordable housing, rehab centers, prisons, (insert favorite NIMBY here) on the westside as has historically been the case.

Stop forcing developers to build new \$300K affordable units with subsidies from the City. Use City dollars to purchase older units that need some renovations. The City should be able to get 2 to 1 or at least 1.5 to 1 on that investment compared to subsidizing brand new units