

AFFORDABLE HOUSING OVERLAY

ZONING TEXT AMENDMENT



The City's Planning Division is considering zoning amendments to encourage the construction of additional affordable housing. This may include an affordable housing overlay that would modify zoning requirements in some areas of the city.

SHARE YOUR FEEDBACK!

Do you think Salt Lake City needs more affordable housing? Where? What should it look like?

We want to hear from you! Take our survey today It will be open until January 15, 2020.

Participa en nuestra encuesta! Para acceder la encuesta en español elige el idioma en la parte superior de la encuesta.

<http://bit.ly/AffordableHousingSurveySLC>

WHAT IS THE PROJECT?

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

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

WHY MAKE THESE CHANGES?

Affordable housing was ranked as a top priority in the 2019 Salt Lake City Resident Survey. The city adopted Growing SLC: A Five-Year Housing in 2017 and has a number of efforts underway to assist with providing quality housing for its residents.

The Planning Division's efforts include zoning changes for accessory dwelling units (ADUs), changes to the RMF-30 zone, and amendments related to single room occupancy (SRO) dwellings.

WHAT IS AFFORDABLE HOUSING?

A home is generally considered affordable if the household pays 30% or less of their gross income (before taxes are taken out) towards rent/mortgage payments.

In 2019, a single person household in Salt Lake County has an **area median income** (AMI) of \$57,938. The area median income for a family of four is \$82,688.

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

- **Median Family Income** // 100% of the AMI
- **Low Income** // 80% of the AMI
- **Moderately Low Income** // 60% of the AMI
- **Very Low Income** // 50% of the AMI
- **Extremely Low Income** // 30% of the AMI

- *Growing SLC and HUD*

WHAT IS AN OVERLAY ZONING DISTRICT?

An overlay zone is a zoning district which is applied over one or more previously established zoning districts, establishing additional or stricter standards and criteria for included properties in addition to those of the underlying zoning district. Communities often use overlay zones to protect special features such as historic buildings, wetlands, steep slopes, and waterfronts.

- *American Planning Association*

WHY IS HOUSING GETTING MORE EXPENSIVE?

Across the county, housing is increasing in price. In many places, including Salt Lake City, the population is growing faster than homes are being constructed to accommodate them. Salt Lake City's population decreased from 189,500 in 1960 to 159,936 in 1990. By 2017, it grew to 200,000 people.

However, the city has only 15,000 housing units more than it did in 1990. **Homes are more expensive because land, material, and labor costs have also increased.** Additionally, Salt Lake has limited land available for development.

- *Kem C. Gardner Policy Institute*

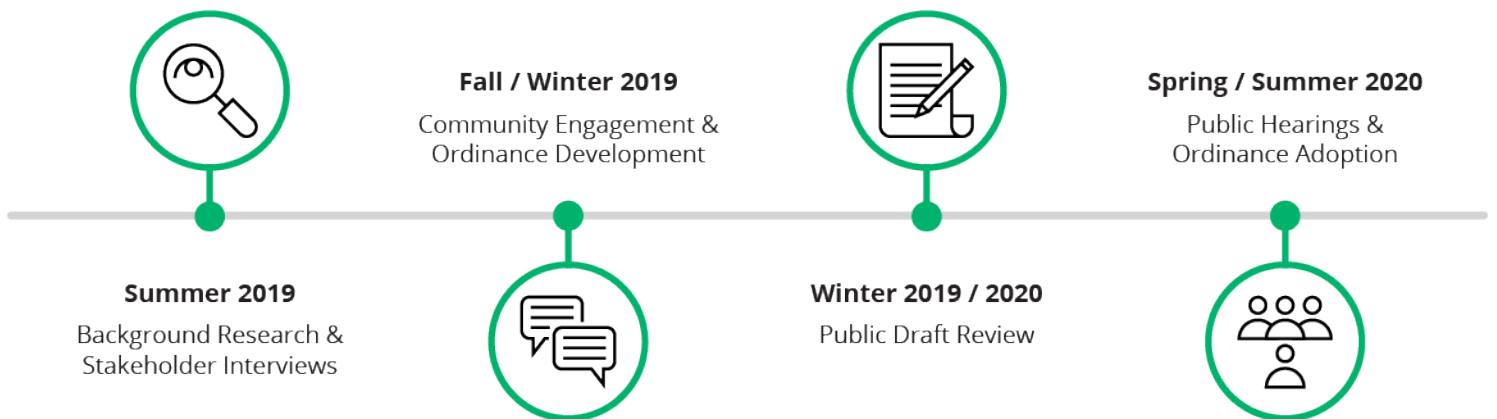
WHAT'S NEXT?

Based on public feedback, planning staff will prepare a preliminary draft of the updates to the zoning ordinance. The proposed updates will be posted on the Planning Department page; dates and times planning staff will host open houses and other public meetings to review and discuss the proposal will also be posted on this page.

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

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

PROJECT TIMELINE



STAY UPDATED!

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

ADDITIONAL INFORMATION

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