



# AFFORDABLE HOUSING INCENTIVES

## ZONING TEXT AMENDMENT



*The City's Planning Division is considering zoning amendments to encourage the construction of additional affordable housing. This includes affordable housing incentives that would modify zoning requirements in some areas of the city. This document provides a summary of the changes and updates from the May 2022 proposal.*

### PROPOSAL

The proposed zoning amendments would incentivize the construction of designated affordable units, lessening the burden for those that would qualify and live in these units. Residential units that wanted to use the incentives would be required to place a restrictive covenant on the property for the units to be made available to qualifying households. The proposal could apply to rental housing units and for sale units.

**This document summarizes the proposal. See more information at:** [www.slcc.gov/planning/affordable-housing](http://www.slcc.gov/planning/affordable-housing)

### PROJECT OBJECTIVE

The proposed amendments would incentivize the construction of affordable housing through modifications to the zoning requirements.

Over time, and particularly in recent years, housing in Salt Lake City has become less affordable. There are many variables affecting housing prices, including zoning regulations.

The goal of the proposed amendments are to increase affordable housing throughout Salt Lake City. Where multifamily housing is permitted, the incentives are designed to encourage developers to include affordable housing in projects and allow affordable housing developers to build more housing units. The incentives also allow for small increases in housing units throughout the city.

Other recent and upcoming zoning changes further enable the construction of more housing. However, there are issues and concerns that zoning cannot address, including job wages, home prices, and, outside of these proposed amendments, the types of units constructed, and the rents charged.

## SUMMARY OF INCENTIVES

### Multi-family and Mixed-Use Zoning Districts

- Permit additional height, between 1-3 stories (approximately 10' per story), depending on the zone in various zoning districts that permit multifamily housing.

### Residential Multifamily Zoning Districts

- Remove the density requirements in the RMF zoning districts, if the proposal meets the affordability requirements.
- No additional height permitted.
- Only 25% of the units could be 500 square feet or smaller.
- Add development and design standards for rowhouse, sideways rowhouse, cottage, and other building forms.

### Single- and Two-family Zoning Districts

- Allow additional building types in single- and two-family zoning districts provided 1-2 of the units would be affordable.
- Allow townhouses in groups of up to four, 3-4 unit buildings, and cottage developments on parcels that are currently zoned for single- or two-family homes. Twin and two-family homes would also be permitted in the zoning districts where they are not currently allowed.
- Add development and design standards for these dwellings.

### Other Incentives

- Waive the Planned Development process for some proposals when affordability requirements are met.
- Allow single-family and single-family attached housing on Institutional zoned land. Future zoning amendments may be considered to allow multifamily housing.
- Allow additional housing types in the CG (General Commercial), CC (Community Commercial), and CB (Community Business) zoning districts to encourage the redevelopment of underutilized land. These districts permit multifamily housing, but not single-family dwellings, including single-family attached units, or cottages.

## SUMMARY OF CHANGES

### There are a number of modifications to the draft proposal presented to the Planning Commission in May 2022:

- The removal of the proximity to transit and adjacency to arterial roads requirement for additional housing types in the single- and two-family zoning districts. This opens the incentive up to all areas of the city within single- and two-family zoning districts, increasing its equity and availability.
- An emphasis on the preservation of existing housing. The revisions incentivize retaining an existing dwelling. The affordability requirement when an existing dwelling is preserved decreases from 50% of units to at least one of the units.
- Additional design standards for new housing types in single- and two-family zoning districts. There is additional language that requires durable building materials, an entry feature, and an open space.
- Enforcement penalties detailed. There are additional annual reporting requirements and an increase in the fines that could apply. Noncompliance can result in a lien placed on the property for fines and revocation of the business license associated with the property.
- There are additional incentive options for more deeply affordable and larger units. These allow for a lower percentage of units to be set aside, ranging from 5-10% of units.
- Modifications for consistency with the proposed Downtown Building Heights text amendment. The Planning Commission recommended changes to zoning districts within the downtown in August 2022. Pending adoption, staff is proposing changes to the proposal to be consistent and compatible with the proposed changes to these zoning districts.

## PROJECT TIMELINE

