

GENERAL PLAN AND ZONING AMENDMENTS

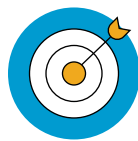
TITLE 19 AND 21A.50 AMENDMENTS



The City's Planning Division is considering updates to portions of the Land Use Code to implement priority policies in Thriving in Place directly related to combating ongoing displacement and gentrification. The updates include the creation of a new Title 19 General Plan and amendments to 21A.50 and Title 18. This document provides a summary of the amendments.

Project Objective

With this update, the housing loss mitigation ordinance will be replaced with something more effective, prompt growth to benefit the community, prevent loss of naturally occurring affordable housing, and counteract displacement of current tenants. This will be the first of many steps toward implementation of Thriving in Place, in the hope of creating a more affordable and equitable place to live for all of Salt Lake City's residents.



This document summarizes the proposal. See more information at: www.slc.gov/planning/planning_TIP

Summary

The proposal includes establishing a community benefit policy for general plan and zoning amendments, the creation of tenant relocation assistance, replacement housing unit requirements for demolitions associated with requested amendments, and new standards when analyzing a zoning or general plan amendment that encompasses impacts from potential tenant displacement.

The proposed amendments would:

- Define what a general plan is, specific contents, and when a general plan amendment is required.
- Require a community benefit analysis for zoning or general plan amendments submitted by a property owner.
- Require the replacement of demolished housing units at a similar rent prior to demolition.
- Establish factors for considering amendments, including factors related to displacement.
- Establish a tenant relocation assistance policy.
- Replace the Housing Loss Mitigation Ordinance.

Additionally, the City is proposing to amend sections of Title 18:

- Repeal Chapter 18.97 Housing Mitigation Loss Ordinance which would be replaced by Title 19 & the 21A.50 amendments.
- Amend 18.64 Residential Demolition Notice to incorporate data collection for residential property demolition permits.

Community Benefit Policy



The community benefit is intended to ensure that affordable units that might otherwise be demolished are retained, replaced, or the loss is mitigated.

Applicants are required to provide one or more of the following community benefits, along with demonstrating that the benefit would not otherwise be available without the proposed amendment:

- **Housing:** Provision of affordable or family-sized housing.
- **Dedication of Publicly Accessible Open Space:** Dedication of open spaces accessible to the public.
- **Preservation of Critical Lands:** Conservation or restoration of critical lands such as wetlands, river corridors, or wildlife habitats.
- **Historic Building Preservation:** Safeguarding historic structures not already protected against demolition.
- **Support for Local Businesses:** Inclusion of space for small businesses within a development.
- **Expansion of Public Infrastructure:** Enhancement of public infrastructure beyond what's necessary for future development.

The proposed amendment incorporates 11 factors that the Planning Commission & City Council should take into account when evaluating a suggested community benefit.

These factors include assessing the appropriateness of the proposed community benefit in relation to the increase in development potential, potential strategies to counter displacement and its effects, and the probable impacts on city services and infrastructure.

Tenant Displacement



The tenant relocation assistance would primarily help lower-income renters cover the cost of relocating when they are displaced by new development.

The relocation assistance would include the following:

- Up to \$1500 in moving expenses.
- Replacement housing application fees.
- Deposit fees for the new place of residence.
- Rental assistance payment of the difference between the cost of the monthly rent of the demolished unit and a comparable unit. The total amount to not exceed \$7,200.
- The property owner may propose to relocate the tenant to an alternative property that they also own. If this occurs, the tenant would not be eligible to receive payment for application fees, deposit, or monthly rental assistance.

Replacement of Demolished Units



The proposal includes a policy that the City Council may require as the result of an amendment and redevelopment that demolishes existing housing units to be replaced at the same rental rate and with the same number of bedrooms to implement the strategy to prevent the loss of naturally occurring affordable housing. This housing unit could be located either onsite or somewhere else in the city if the redevelopment proposal does not include housing. The property owner would be required to limit the replacement unit's rent to no more than a 3% annual increase for a period of 20 years.

Project Timeline

