

# ANNUAL MODERATE-INCOME HOUSING REPORTING FORM

Under the Utah Code, Municipal legislative bodies must annually:

- Update 5-year estimates of moderate-income housing needs UCA 10-9a-408 and 17-27a-408
- Conduct a review of the moderate-income housing element and its implementation; and
- Report the findings of the annual review to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and their Association of Government or Metropolitan Planning Organization no later than December 1st; and
- Post the report on their municipality's website.

In accordance with [UCA 10-9a-401 and 17-27a-401](#) municipalities that must report regularly are:

- Cities of the first, second, third, and fourth class (or have 10,000 or more residents).
- Cities of the fifth class:
  - Having an estimated population greater than or equal to 5,000 residents; **AND**
  - That are located in a county with a population greater than or equal to 31,000 residents.
- Metro Townships:
  - Having an estimated population greater than or equal to 5,000 residents;
  - Having an estimated population less than 5,000 **BUT** is located in a county with a population greater than or equal to 31,000 residents.
- Not a town with fewer than 1,000 residents.

**To find out if your municipality must report annually, please visit:**

<https://jobs.utah.gov/housing/affordable/moderate/reporting/>

**For additional moderate-income housing planning resources:**

<https://jobs.utah.gov/housing/affordable/moderate/index.html>

## MUNICIPAL GOVERNMENT INFORMATION:

Municipal Government: Salt Lake City  
Reporting Date: November 26, 2019

## MUNICIPAL GOVERNMENT CONTACT INFORMATION:

451 South State Street, P.O. Box 145487  
Salt Lake City, Utah 84114-5487  
Mayor's First and Last Name: Mayor Jacqueline M. Biskupski  
Mayor's Email Address: mayor@slcgov.com

## PREPARER CONTACT INFORMATION:

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When did the municipality last adopt moderate-income housing element of their general plan? 2018

Link to moderate-income housing element on municipality website: <https://www.slc.gov/housingplan>

**UCA 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii)** requires municipalities to include three or more strategies in their moderate income housing element of their general plan. In addition to the recommendations required under **10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii)**, for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in **10-9a-403 (2)(b)(iii)(G) or (H) and 17-27a-403 (2)(b)(ii)(G) or (H)**.

Municipalities shall annually progress on implementing these recommendations.

### **STRATEGIES**

\*\*Repeat questions 3 or more times

1. State strategy municipality included in the moderate-income housing element of its general plan below.

In December 2017, Salt Lake City passed and adopted Growing SLC: A Five Year Housing Plan, 2018-2022, a data-driven roadmap to address the need for affordable and equitable housing, now and in the future.

The Mayor, City Council and the Housing and Neighborhood Development (HAND) Division created the plan with the vision of providing housing opportunities and enriching both the lives of residents and the communities of Salt Lake City.

Growing SLC places a lens on the root causes and systemic failures of the affordability gap and strategically outlines bold and equitable changes to existing City policies, to provide ongoing mechanisms that will produce and preserve housing that is affordable for all residents, especially for low-income households at or below 40% Area Median Income (AMI).

Growing SLC serves as Salt Lake City's five year general plan or Moderate Income Housing plan for the municipal boundaries of Salt Lake City.

In regards to SB 34, passed 2019, Salt Lake's general housing plan is currently compliant with long-term efforts to build or preserve a variety of housing, including moderate income housing, for residents of various income levels. This general housing plan also takes into consideration proximity to transit investment corridors for the State of Utah.

2. Please state the municipality's goal(s) associated with the strategy

Goals:

1. Reform City practices to promote a responsive, affordable, high-opportunity housing market.
2. Increase housing opportunities for cost-burdened households.
3. Build a more equitable city.

3. What are the specific outcomes that the strategy intends to accomplish?

Goal 1: Reform City practices to promote a responsive, affordable, high-opportunity housing market.  
Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city.

Objective 2: Remove impediments in City processes to encourage housing development.

Objective 3: Lead in the construction of innovative housing solutions.

Objective 4: Provide residents, community advocates, business leaders, and elected officials with high-quality data to drive decision-making.

Goal 2: Increase housing opportunities for cost-burdened households

Objective 1: Prioritize the development of new affordable housing with an emphasis on households earning 40% AMI or below.

Objective 2: Pursue funding for affordable housing opportunities.

Objective 3: Stabilize very low-income renters.

Objective 4: Secure and preserve long-term affordability.

Objective 5: Work with landlords to improve their housing stock and rent to very low-income households earning 40% AMI and below.

Objective 6: Increase home ownership opportunities.

Goal 3: Build a more equitable city.

Objective 1: Eliminate incidences of housing discrimination in Salt Lake City.

Objective 2: Align resources and invest in strategic expansion of opportunity throughout all neighborhoods of the city and access to existing areas of opportunity.

Objective 3: Implement life cycle housing principles in neighbors throughout the city.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

HAND staff maintain a housing plan Implementation Tracking spreadsheet, a BaseCamp project management website, and a public-facing online Housing Dashboard to monitor progress. Quarterly, City interdepartmental meetings are held to provide updates on the plan and help guide next steps. HAND and the City's Redevelopment Agency (RDA) track City-supported housing projects on their websites. HAND also employs annually updated population and housing data from the Kem C. Gardner Institute at the University of Utah, and will utilize the State's Five Year Housing Projection spreadsheet for the City.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
- a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

The general housing plan's three main goals are on-going through 2022, and each plan objective outlines key tasks.

To fulfill the general housing plan, Salt Lake City will adhere to all established City policies and procedures, including public notices and informing City community boards and commissions.

The general housing plan objectives will be initiated through Administration directives, City staff administration, and Council input. Information and data to support the housing plan objectives will be researched and collected. The City will work with all City Divisions, community boards and commissions, and community stakeholders for input on objectives related to the general housing plan.

Objectives will be accomplished through approved changes to City policies and procedures, code modifications, and notices of funding. All accomplished objectives will be communicated to the public and monitored for impact.

- b. Please identify the parties that are responsible for completing the key tasks of each stage identified in item 5a.

Through the general housing plan Implementation tracking process, City Divisions and staff will collaborate and/or take the lead on completing the different objectives. City Division's most involved in the general housing plan include: The Administration, Council, HAND, RDA, Planning and Building Services.

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

To implement the goals of the general housing plan, Salt Lake City dedicates City staff time and expertise. Outside consultants were used to help draft the plan, and other outside consultants or reports been contracted as needed to further the plan.

In addition to facilitating Federal LIHTC and State OWHLF affordable housing projects located in the municipality's boundaries, Salt Lake City has further invested in affordable projects through the grants or loans from the City's RDA, Housing Trust Fund, HOME Development Fund, or Funding Our Future funds (the result of a 2017 Sales Tax Increase). Salt Lake City has also actively sought out private partnership and grants to further support affordable housing projects. These City investments build private and public partnerships and offer needed gap funding or financing, which in-turn greatly leverages private dollars and the total costs of affordable housing projects.

The City currently has Impact Fee waivers for all new affordable units, and other fee waivers for nonprofits organizations developing affordable housing. The City also has the option to offer below market discounts or waivers of city owned land, and interest rate discounts on eligible affordable projects.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

The general housing plan's three main goals are on-going through 2022, and each plan objective outlines key tasks.

Objectives funded by Federal Community Development funds or Funding Our Future adhere to annual fiscal year deadlines and reporting.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

#### ACCOMPLISHMENTS

- Since 2015, over 2,448 new affordable units have been built or are in-process, of which 445 units will be deeply affordable for Extremely Low-Income 30% AMI or below households, such as former homeless individuals, seniors or individuals with disabilities on fixed incomes.
- A Blue Ribbon Commission of prominent community leaders in the housing field was convened to identify opportunities for creating new affordable housing units.
- Transit Station Area zoning modifications were passed to increase affordable housing developments.
- A long-term, sustainable affordable housing funding source was secured in the form of a dedicated Sales Tax increase, aka Funding Our Future.
- An affordable housing Community Land Trust was developed.
- An Affordable Housing Renovation pilot program was launched.
- A Housing Dashboard data visualization tool to track housing needs and progress of the plan was made available to the public.
- An Accessory Dwelling Units ordinance expansion was approved.
- The Surplus Property Disposition ordinance was revised to evaluate city-owned land for the development of affordable housing, as well as provide additional funds to the Housing Trust Fund with the sale of city surplus land.
- Expanded housing services to homeless and vulnerable populations.
- New Incentivized Rent Assistance programs to stabilize households experiencing a temporary financial crisis, as well as improve their household budget and life skills.
- A new Shared Housing pilot program for homeless individuals was launched.
- A new Community Heroes down payment assistance program was launched for Police, Fire, EMT, Dispatch, RNs, CNAs, and teachers working in the City.
- A new Building an Equitable City program to prevent evictions and increase Fair Housing will soon be launched.
- A new Landlord Insurance Pilot Program to assist landlords who rent to low-income households will soon be launched.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

While implementing the general housing plan, Salt Lake City has not experienced any significant, unanticipated barriers, outcomes, or deviations from the plan.

The City has experienced a large increase in new construction, adding 6,720 new housing units since 2010. But even with the construction boom, developers are faced with limitations for building more units due to increased costs for land, land development, construction materials, and labor: a 20% increase over the past two years. This increase in development costs has had an adverse effect on the number of new units overall and the number of new deeply affordable units.

- g. (Optional) Have you considered efforts to use a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

Salt Lake City has significantly invested in affordable housing projects and programs, and continues to seek new investment opportunities and resources, to support the preservation and creation of affordable housing. For example:

- 2009-2019, HAND, Housing Trust Fund, \$20.9M for Affordable Housing projects.
- 2019-2019, HAND, Federal HOME Development Funds, \$2.3M for Affordable Housing projects.
- 2018, RDA, \$10M NOFA for Affordable Housing projects
- 2019, RDA, \$10.7M NOFA for Affordable Housing projects.
- 2018, sales tax, Funding Our Future, \$4.2M for Affordable Housing programs.
- 2019, sales tax, Funding Our Future, \$4.2M for Affordable Housing programs.

Documentation of this funding and these projects can be found at the following websites:

- HAND, <https://www.slc.gov/hand/>
- RDA, <http://www.slcrcda.com/>
- Funding Our Future, <http://fundingourfutureslc.com/>

PLEASE SUBMIT DOCUMENTATION FROM THE EVALUATION PERIOD THAT SUPPORTS PROGRESS AS OUTLINED ABOVE.

Municipal legislative bodies are also required to review and submit the following:

**UCA 10-9a-408(2)(c)(i):**

- A current estimate of the city's rental housing needs for the following income limits:
  - 80% of the county's adjusted median family income 1,287
  - 50% of the county's adjusted median family income 4,387
  - 30% of the county's adjusted median family income 7,005

**UCA 10-9a-103(41)(b):**

- An updated projection of 5-year affordable housing needs, which includes:

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- Projected growth of households (housing demand)
  - Projected housing stock (housing supply)
  - Projected median housing costs

Projected median household income

*To complete the annual reporting requirements above, please download the state's FIVE YEAR HOUSING PROJECTION CALCULATOR: <https://jobs.utah.gov/housing/affordable/moderate/>*

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SUBMISSION GUIDELINES:

1. Moderate-income housing review reports are due on **December 1, 2020 and annually thereafter.**
2. Emails must include the following items as *separate* attachments:
  - An updated estimate of the municipality's 5-year moderate-income housing needs
  - A findings report of the annual moderate-income housing element review
  - The most current version of the moderate-income housing element of the municipality's general plan
    - Submitted moderate-income housing elements must include their adoption date on a cover page.
3. Acceptable electronic document formats include:
  - (a) DOC orPDF
4. Emails **MUST** be addressed to: [\\*\\* updated biennialreport email address](#)