


Date/Time Opened	Contact Name	Subject	Description
11/8/2023 10:04	Nigel Swaby	Affordable Housing Overlay	Councilmembers, I've had the opportunity to scan the affordable housing overlay proposal. I haven't read all the details, but find it a significant improvement to the original draft. It appears to allow greater density in residential zones and adds housing to certain commercial zones. Adding housing in commercial zones seems to fit broader trends of less office space and more multi-family and urban warehouses. The affordability requirements are more reasonable which should allow development to take place in all parts of the city. That equity concern was one of the biggest issues I had with the previous version. Overall, this seems like something good for the city! Nigel My website - <a href="http://www.swabyrealestate.com">www.swabyrealestate.com</a>
11/8/2023 15:45	Anonymous Constituent	Excellence in the Community concerts	I write to praise excellence in the community concerts, especially Hot House West and other upbeat, happy music groups. It's a wonderful offering to the city and provides locals and visitors good fun and a positive experience.
11/8/2023 15:51	Anonymous Constituent	keep the 9th south whale	I live near 900 South and at first I thought "how dumb to have a whale sculpture in a desert". But after it was painted such beautiful colors, and as the vegetarian around it grew, I now love this whale! Every time I drive by it makes me happy. 😊 If people need to also place their gnomes there for a little local quirkiness, that's great too. But please express my appreciation to the artist and keep the colorful whale!
11/8/2023 16:42	Diane H. Banks	Affordable Housing Incentives – 11/7 Briefing	One additional comment—when I listened to the meeting on the 17th, one speaker reflected my thoughts exactly—higher density does NOT mean it will be affordable. In fact, there could be some very expensive higher density that is simply a way for developers to increase expensive density in formerly single family residential neighborhoods. Please don't confuse density with affordability.
11/9/2023 12:01	Michael Fortune	Invitation "Project Valor" Helping House Homeless and Transistioning Veterans	Thank you so much for the opportunity to speak to the Mayor and all the City Council Members, my name is Michael Fortune, I have spoken with some of the Council Members in the past about the idea of our pilot program "Project Valor" helping house veterans all across the State of Utah and END Veteran homelessness. We have continued our efforts and have our FIRST unit in Cache Valley (Providence). We would like to invite you to visit our Boxabl Home and learn more about our plans of taking our program and houses across the State of Utah. If you have any questions please contact me. Thank You...
11/9/2023 15:05	Matt Keane	(EXTERNAL) Mayor said she wants Unhoused to feel safe / D6	You want the homeless to feel safe, Erin said so many times over her term but What about the citizens and business owners ? We don't get to feel protected anymore ? I didn't feel safe in downtown SLC so I sold my condo and business. When are you going to get it WE NEED MORE COPS and they need to arrest people doing drugs in public - if it was a Frat guy doing it Mendenhall would want him locked up but if you're homeless "oh we can't have those statically showing all the crime better just let them be safe" A lot of us living in the city, that have been here longer than ANY one on the council, can see that she/you are using city funds to try to get all council members that give her the green light reelected. Erin is corrupt, an adulterer and really you all just suck so much I'm thinking of moving out of the city where I: grew up, went to grade school , high school, college, then started businesses here, but I feel so unwelcome here now. Your wife yelling at me in my own yard because I disagree was too much - I really hope you lose ! Sent from Yahoo Mail for iPhone On Monday, November 6, 2023, 12:04 AM, matt keane <mattatlarge@yahoo.com> wrote: You are just biding your time, lying that you don't want 4 plexes and will bend over once this election is over, you are a 100% guaranteed stamp for what ever Mendenhall wants. Your council ruined this city, I sold my downtown condo and closed my downtown business due to never ending crime by the homeless. All the time being told by your council "the homeless are not criminals" but I was burglarized several times by the homeless. I cleaned up vomit, extement and worse all because this council DOES NOT CARE ABOUT SMALL BUSINESS !!! Why don't you move back where you grew up and FIX it !

Date/Time Opened	Contact Name	Subject	Description
11/9/2023 16:45	James Barfuss	Great SL Water	U can move UR ass back where U came from!!!! The reason why the lake is running dry is U all keep bringing everyone into this state, which is 1 of the driest states in the country!!! That is why the GREAT SALT LAKE is going dry cause of all the homes U all let come in!!! That was all run off going to the lake over the years before U all dammed eveything off!!! QUIT USING WATER FOR UR DAMN LAWNS, an QUIT UR BICHEN about high food costs!!!!!!! YOUR NEXT MEAL IS COMING FROM A FARMER not walmart nor the SALT LAKE, U ALL Starting have been destroying since U all moved in here!!! U ALL CAN KISS MY AZZ, AN U AINT GETTING MY WATER FROM THE BEAR RIVER!!!!!!!!!!!! AND PS GO FLY A KITE IN A LIGHTNEY STORM!!!! U all NEED to be put on your own island so that U ALL get a good taste of reality!!!!!!!!!!!!!!!!!!!!!!
11/9/2023 16:48	John Cracroft	Support for local Curtis Park	Hi, Dan! My name is Jon Cracroft. I'm a long-time district 6 member, born and raised. I live in the Bonneville Hills area, have a young family, and am championing a CIP application for park renovations of our local park, Curtis Park (attached to the west of Foothill Village). I'm wondering if I could get your support for our project? It could be as simple as any or all of the following: • Be named on the application • Help gather community member support, through email, social, or your personal sphere of influence • Sign a letter of support that could be attached to the application. I know you're right in the middle of campaign season, so I've intentionally tried to make this as short and easy as possible knowing you're busy. The CIP application deadline is Dec 15, 2023, otherwise I would have waited until after the campaign. I'd love it if you would be willing to offer your support in any way, please let me know. Thanks! Jon Cracroft
11/9/2023 16:56	Kristina Robb	Affordable Housing Initiative Proposal - East Liberty Park Community Organization Response	Dear Salt Lake City Council Member and Brian Fullmer, I am writing to you this evening to thank you for the discussion held during your work session yesterday. I can't tell you enough how fully we support the direction you are moving to provide more stratified incentives for affordability in both home ownership and more deeply affordable housing. I wish I was present at the public hearing to make this statement publicly, had I not been sick. Thank you again for the tremendous effort and consideration you are giving to this process. Kindly, Kristina
11/9/2023 16:58	Steven Keyser	Northpoint Small Area Plan update: Nov. 14 vote	Good Afternoon, I previously spoke to planners regarding an error on the northpoint map on our lease property. The planner acknowledged the error and said it would be fixed however I see the same error is still on the online map. The error includes wetland designation along the border of our lease property at REDACTED. The error is apparently an improper designation showing a "green cross hatch layer" that should not be on the map, which causes a green line down the south border of the property (see pic attached). Also, there is no "open space" on this property, it is all zoned BP? Please explain the open space identified on this same parcel on the Northpoint map that has never been identified as open space on any deed or recorded document? These errors will certainly cause problems as we develop the property and need to be removed. I cannot tell from the information in the plan what is being proposed for property such as ours that is already zoned BP. Does this plan suggest the property will be rezoned to something else? I have had no notice of a rezone from BP, so I'm hoping that's not the case as we would file a TRO for emergency relief if that is the case. Regards Steven Keyser

Date/Time Opened	Contact Name	Subject	Description
11/9/2023 16:58	James Webster	Concern and opposition to CIP Grant: Miller Park ADA Access #8318048	<p>Dan, Public Lands “demolished and completely removed” uriparian retention structures along Red Butte Creek in 2014. PL then admitted that this demolition was a violation of standards of practice as is evidenced by the following: 1. After SLCo Flood Control’s storm retention wall was demolished, serious erosion occurred and Public Lands installed sandbags in place of the retention structure that had been designed by SLCo hydrological engineers in 1987. Public Lands did not consult a qualified hydrologist or Rich White, PE the engineer for Chevron who managed the clean-up as regards demolition of a perfectly functioning storm retention structure. 2. After demolishing the 300’ long lower oath, Public Lands realized access along the Military Dive side had not been addressed by their design team, Biohabitats abs Design Workshop. No means of providing access was ever designated or indicated on the construction documents approved by SLC Engineering and Public Utilities. Then, in violation of these approvals Public Lands as an after though decided to gouge out the footings of a WPA rock wall listed on the national registry, The Living New Deal to realign and replace the lower trail. This unauthorized construction involved the removal of native trees installed along the WPA wall by the seven adjoining residents, including Elder Joseph B. Wirthlin. Our intent was to stabilize the WPA historic wall. As Public Lands followed along the WPA wall they had a second realization, that they were about to trespass into private properties. Rather than admit they had failed to survey park boundaries, Public Lands staff diverted the new unapproved path down a steep slope, again removing native trees installed by Friends of Miller Park. This also violated standards of practice and the unified building code. 3. Public Lands then realized their new upper path would cause additional erosion, and again without any geotechnical or civil engineering input they stacked six additional tiers of timber plus boulders on top of a wall that was designed by MNG in 1987. This wall had been bonded as a requirement of SLC Engineering and Parks. For nine years this pre-existing wall has been arbitrarily and illegally subjected to serious structural jeopardy, and it will fail. Perhaps you can assess the city’s invalidation of bonding requirements? Jim Webster, RLA</p>
11/13/2023 7:39	Cindy Cromer	(EXTERNAL) Fw: Affordable Housing on 11/13 Work Session <b>**Attachment 1, 4 pages</b>	<p>Dear Council Members, At your Work Session on Affordable Housing last week, one of the topics mentioned briefly was the data prepared by the Mayor's Task Force specific to Salt Lake. Chris Zarek and Josh Green, members of the group, donated their expertise to produce the data in the attachment. There is a huge amount of information---complicated information. Because I anticipate relying on these data in future comments, I want to highlight their importance. Members of the Task Force decided that the proposed changes were unlikely to produce affordable units in low density/high value neighborhoods. The Attachment G: Summary of Proforma and Scenario Analyses begins on page 91 in the link below. The attachment contains the tables without having to scroll through the document. Professional Memo (slcdocs.com)</p> <p>&lt;<a href="http://www.slcdocs.com/Planning/Planning%20Commission/2023/PC04.26.2023/Staff%20Report%20AHI_Attachments.pdf">http://www.slcdocs.com/Planning/Planning%20Commission/2023/PC04.26.2023/Staff%20Report%20AHI_Attachments.pdf</a>&gt; Sincerely, cindy c.</p>
11/13/2023 9:39	Kim Child	Noise in Downtown	<p>Hi Julee, There is another event outside the city and county building this weekend. As a resident at The Metro Condos, I find the volume of the music these weekends extremely disruptive. I wish the city would only permit the volume to be at a reasonable level. I shouldn’t be able to hear the thumping with all of my doors and windows closed. -Kim</p>

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11/13/2023 10:06	Cindy Cromer	comment on the McGillis	<p>I speak as someone who worked in the building which now houses McGillis School for over 20 years. I know of no group more qualified to retrofit an historic building. McGillis has already done a fabulous job with an old building, already. Prior to April 1995, churches and schools were permitted uses in ALL residential zones. They were treated the same. Based on the City's decisions about other nonconforming uses such as medical clinics, I don't see why the nonconforming right to use the building as a church has not been extended to a school.</p> <p>Earlier this year, I identified 7 historic churches in jeopardy within Salt Lake City. Certainly the City should welcome a proposal to reuse one of these historic structures. There is the benefit of protecting the embodied energy in the structure while concurrently protecting the community benefit of the structure in the fabric of the neighborhood. It is urgent that the City streamline the adaptive reuse of educational and religious buildings. These uses, conforming when introduced, should not be so difficult to bring into conforming status.</p>
11/13/2023 10:27	Larry Dean	(EXTERNAL) Re: News from District Five: November Newsletter  / D5	Quit talking and studying affordable housing and actually do something about it. The city counsel should be fired due to lack of performance.
11/13/2023 12:29	Alan SERNHOLT	Parking in D4 during U of U football games.	<p>Nov. 4: Dear Councilwoman Valdemoros, Anytime I have wrote you via e-mail, your office has never responded. You are up for vote in the district but you have said nothing!! Having said that, there is a problem here in District -4 regarding "paid resident parking" during "University of Utah Football Games" Us resident's pay to the city of SLC a chance to park in front of our house but "we don;t have a driveway "so the illegal parkers take our curbside spaces". Food for thought, how about SLC negotiate w/the U of U on their impact of resident parking in the residential area-4 day to day?? Regards, alan</p>
11/13/2023 13:05	Jarod Hall	400 N Underpass	<p>Howdy Chris I am writing in SUPPORT of an connection between the East and West sides of the freeway at 4th North. I live in the Guadalupe neighborhood about a block from the correction. I believe that I15 has been a huge dividing element of the community and any potential to reduce that dividing effect should be taken. I would imagine if the reverse was proposed and 3rd North was going to be closed than the whole community would be against the additional division in the community. At the last Fair Park Community Council meeting it was mentioned that there might be a effort to try and have a good faith effort to work on a what that connection would look like. If possible I would love to be included in that effort. Thanks Jarod Hall</p>
11/13/2023 16:51	Keiko Jones	Housing and Urban Development	<p>Dear council members: I am not good at remembering numbers, and I don't even try. But there are so many apartments that have been built/are being built. It feels like the city thinks it's a crime to leave any green space in TSA zone. Yet increase in number of housing units hasn't improved homeless situation. Federal funding for "housing and urban development" doesn't need to be spent for building more housing. We need to think about something else rather than building more housing. I am not a politician, and my idea may be out of scope, but the city should get together with other cities, counties, and the state, and build a mental hospital that includes drug rehabilitation facilities. Also the funding should be spent to help law-abiding residents to buy homes. We have focused so much on homeless people that I sometimes think the city is neglecting upstanding citizens. And I hope the city will spend some of the money on enforcement to create a clean and safe place for everyone to live. Two sets of rules, one for homeless people; and another for law-abiding citizens, are getting old. Keiko Jones</p>

Date/Time Opened	Contact Name	Subject	Description
11/13/2023 16:52	Susan Olson	Affordable housing thoughts	<p>Dear City Council members, I watched the portion of the November 7 working meeting that concerned the affordable housing incentives. I was impressed by the seriousness and depth of the discussion. I thought Mr. Mano's point that these incentives will not create "deeply affordable" housing, but are intended to induce as much affordable housing as possible from the development community without needing to spend city money was very helpful. Save the money for deeply affordable. I have been having conversations with East Bench friends who are all riled up about the proposed incentives. The tweaks chosen this week to favor owner-occupied housing and keeping existing structures should help reassure such folks a little, but not a lot. The fear seems to be developers will see the most money to be made is in 4-plexes and will eventually buy up all the single-family homes and replace them. I wonder if there is any way to include some maximum number or percentage of lots that could be developed beyond duplexes. Maybe not without violating owners' property rights, but it might be worth exploring. More generally, I think it would help to circulate more widely the sorts of occupations held by people at the levels of AMI incentivized in the proposal. I get the feeling that people ignorantly think that 4-plexes in Yalecrest will be rented by people who have been chronically homeless and suffer from mental illness and substance abuse. More accurate information needs to be presented at every community meeting. Good luck. I support the direction you're going. Susan Olson</p>
11/13/2023 16:54	James Webster	News from SLC Council: Housing and Urban Development □	I've offered public comment on Many occasions. You're not really listening and have completely dismissed your civic responsibility.
11/13/2023 16:56	Maze Nolasname	Affordable Housing	<p>I'm 65 and live downtown in SLC. Affordable housing as you know is extremely hard to find. As a resident on housing its extremely hard to find one bedroom housing. When you don't have transportation it's harder even if you find what matches your needs. Buying food from a convenient store doesn't help matters. Affordable housing thanks not in Tim buck to helps. Just because we are poor doesn't me we deserve housing away from necessities and in safe neighborhoods. However the top priority should be to help build housing for the homeless. I hear there are many shipping containers that are being used to build housing for the poor and homeless. They are large, and plentiful. They can be used to build large homes, apartments and smaller homes and can can make the building go faster since they are already put together. Just make sure the housing is insulated. We have low income. Sure there are organizations that help with heating and cooling. Yet why waste their resources when they can help others to.</p>
11/13/2023 17:14	Parker LAMBORN	Rezoning Historic Home	<p>Hello, I've lived in the SLC for 10 years now and I just moved to the Sugarhouse area and I've seen a lot of these beautiful historic homes will be rezoned into big multi-family residential projects in 2157 S Lincon Street. I just want you to rethink that in the past SLC had lost the beautiful historical such as the Victoria Mansion. As I am the interior designer I would like to have reach out to me that I would like to work on this to save our beautiful historic place instead of putting it as a multi-family building. you can reach me at my phone number.</p> <p>Thank you!</p>

Date/Time Opened	Contact Name	Subject	Description
11/13/2023 17:52	Cindy Cromer 1/2	notification re changes in contributory status in historic districts	<p>Dear Dan- Thank you for setting up a meeting today. I am deeply appreciative. I have spoken publicly 3 times, been rebutted by staff when I couldn't speak, and ignored by about 2 dozen decision makers. When I write "deeply appreciative," I am not exaggerating. The attachment contains documentation regarding my argument that there is no notification regarding a change in contributory status in an historic district. Currently there is not even a process in the ordinance. The proposal before the Council establishes one for the first time. It does not include notification; that is intentional. The Planning Division wants to be able to change the status quickly based on requests from property owners. (There is an expedited process for demolition for dealing with a hazardous building. The issue is not about hazards to the public.) So in order in the attached pdf: -notification requirements which the Council adopted last spring in 21A.10.015 A There is no requirement to notify the community council, property owners within 300 feet, or even abutting property owners. Note that there is a requirement to notify regarding demolitions of contributory structures. If the status of the building changes to noncontributory prior to the request for demolition, then obviously the notification on the request for demolition is a formality. The decision has already been made. -message from the owner of 444 S 700 E indicating that she received no notice in 2022 that the contributory buildings on either side of her building were being considered for change to non-contributory status. The proposal codifies what the staff has been doing. It does not add notification to the process. -staff report from Brian Fullmer describing the issue -my comment at the Council's hearing -a public comment submitted by a resident in Central City to the Planning Commission Why does this matter? -Because the contributory/non-contributory status of a building in an historic district is the core of the City's land use regulation. If the building is non-contributory, then the City will approve its demolition. The requirements for new construction in an historic district are different from those for additions and modifications to contributory structures. I keep saying, "Contributory status is at the core of land use regulation in historic districts."</p>
11/13/2023 17:52	Cindy Cromer 2/2	CONTINUED!! notification re changes in contributory status in historic districts	<p>-Because the determination of a building's status is not obvious and requires specific expertise. Even then there are disagreements. In my opinion, the building on the southeast corner of 300 S/600 E retains sufficient features to be considered contributory. Two of the members of the Landmarks Commission agreed with me publicly earlier this month. The building is designated noncontributory as a result of work completed without a permit and is going to be demolished. -Because the Central City Historic District will be disproportionately affected by the lack of public process due to the City's previous decisions about land use in Central City, the transit corridor on 400 S, and the fact the neighborhood was redlined historically resulting in poor maintenance and less than optimal remodeling of surviving structures. There have been 51 demolitions of contributory structures in the Central City Historic District since 1991. That number has only increased by 1 since the last survey in 2012 because the City now moves the buildings out of contributory status and then approves their demolition. That is exactly what happened to the 2 mid-century buildings on either side of 444 S 700 E last year. I keep saying, "This is about land use regulation and there is no notification." Relentlessly, cindy c.</p>

Date/Time Opened	Contact Name	Subject	Description
11/14/2023 10:33	Eric VALCHUIS	15th and Bryan	<p>Hi Scott and Dan, My name is Eric Valchuis and I live in District 6. I'm writing to request that a crosswalk be striped at this intersection. This intersection was improved last year with new curbing and accessible ramps. It was not improved, however, with striping to indicate that it is a crosswalk. I spoke with Zahnor Edwards, a senior transportation planner, about this and he said that, despite there being no striping, this is indeed a crosswalk. He explained the reason for this is that that the city wants to limit the number of painted crosswalks in the area so traffic can keep moving. There have been numerous times when I've attempted to cross at this intersection and cars have refused to stop for me. Given that drivers do not acknowledge that this is a crosswalk and that UTA has bus stops at this intersection, it seems like striping would be appropriate.</p> <p>Thanks in advance for your consideration. Eric Valchuis</p>
11/14/2023 10:37	Louis Borgenicht	Nuclear weapons are a local issue, please sign this letter	<p>Dear Council Member Dan Dugan, The horrific war in Israel and Gaza is the latest reminder that the world is a nuclear tinderbox—one bad decision or miscalculation away from nuclear war—and it's well past time to get serious about getting rid of nuclear weapons. At a time when our communities are grappling with life-threatening security challenges related to housing, jobs, transportation, food, and health care, our federal government is spending enormous amounts of our tax dollars, every hour, every day on nuclear weapons that make us less safe and do nothing to address these and other real-life challenges, in our communities and in the world. And today, the threat of nuclear war is perhaps greater than it's ever been—threatening all of us, all of humanity. There is a safer path going forward. In late November, the 2nd Meeting of States Parties to the Treaty on the Prohibition of Nuclear Weapons (TPNW), will be held in New York City. The TPNW is a big deal. Adopted at the United Nations in July, 2017, the treaty bans the use, possession, testing, and transfer of nuclear weapons under international law. To date, 93 countries have signed the treaty and 69 have ratified it. Unfortunately, the Biden administration (like the other 8 countries that possess nuclear weapons) actively opposes the treaty. I think that's wrong-headed and this is where you come in. Will you please sign this open letter <a href="https://preventnuclearwar.org/us-officials-letter-23/">https://preventnuclearwar.org/us-officials-letter-23/</a> to President Biden urging him to (1) send an observer delegation to the 2nd Meeting of States Parties (2MSP) to the TPNW and (2) to initiate negotiations with all nuclear weapons states toward a verifiable, timebound agreement to eliminate all nuclear weapons from the planet? By signing it you will join a growing chorus of elected officials from around the country who are speaking out for nuclear disarmament and demanding action from Washington. The letter is organized by Back From the Brink (BftB): Bringing Communities Together to Abolish Nuclear Weapons, a U.S.-based grassroots coalition of individuals, civil society organizations, and elected officials working together on a multi-year campaign to rid the world of nuclear weapons and secure a set of common sense U.S. nuclear weapons policies that will make the world safer, healthier, and more just. Nuclear weapons are a local issue. Your voice, my voice matter and together we can make a difference. Please sign onto the open letter to President Biden here: <a href="https://preventnuclearwar.org/us-officials-letter-23/">https://preventnuclearwar.org/us-officials-letter-23/</a>. Sincerely, Louis Borgenicht</p>
11/14/2023 10:42	Eszter Lazar-Molnar	Feedback on Wasatch Hollow Park	<p>Hello, asking this as a tax-paying resident living next to Wasatch Hollow park, are there any immediate plans in place to clean up and fix the park before the snow comes? Remove the wood debris from the flooding (yes, it is still there, the grass is probably dead underneath by now), filling in the holes in the ground which are tripping hazards and there is a big one next to the pavilion, close to the playground. It is surprising that the city does not care even though it is unsafe. If this was anybody's yard, it would have been fixed long time ago. Best regards, Eszter Lazar-Molnar</p>

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11/14/2023 12:14	Jan Hemming	Conflict of interest? Landon Kraczek's nomination to Planning Commission	<p>Dan: I noticed that the City Council will consider the nomination of Landon Kraczek to the Planning Commission tonight. My comments are not directed toward Landon as an individual. Rather my concern is if he is approved, two top officers of the Glendale Neighborhood Council — the chair (Turner Bitton) and the secretary (Landon Kraczek) — would both serve together on one of the most powerful and important commissions in the city. Is that appropriate? Is this a conflict of interest? For example, would I as chair of Yalecrest and one of my co-chairs or secretary/treasurer both be allowed to serve on the Planning Commission while maintaining our seats on the neighborhood council? Leaders in two other Salt Lake community councils have also discussed these same issues with me. Both heard that Turner had resigned his Planning Commission appointment because of a conflict of interest. Nonetheless, at last Wednesday's Planning Commission meeting he attended and voted. Could you clarify his status? An even bigger concern is the Planning Commission vacancy in D6 has not been filed. I accidentally discovered that two individuals in D6 with exceptional qualifications in architecture, real estate or financing applied for the D6 vacancy. Both shared this with me months after their applications were sent. Can you provide an update on why the vacancy hasn't been filled? Is there a timeline? Does the city have suitable candidates? The requirements are quite broad. We appreciate the service of Aimee Burrows from D6 on the Commission but would certainly like to see the second vacancy filled. I hope you will have a chance to discuss this with your colleagues before there is a vote. Best, Jan</p>



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11/14/2023 13:22	Soren Simonsen 1/3	Please Revise the Map in the Northpoint Small Area Plan Prior to Adoption <b>**Attachment 2</b>	<p>Councilmembers Petro, Puy, Wharton, Valdemoros, Mano, Dugan and Young - There are many good and important elements in the Northpoint Small Area Plan. I am pleased to see the correction with regard to the Blueprint Jordan River, and the addition/expansion of a proposed 300 foot buffer to the Jordan River in the latest draft. I encourage you to adopt the Plan, with one notable and important change. Unfortunately, the current draft retains the Vision Map on page 16 relatively unchanged. This map directly contradicts numerous adopted City policies clearly and carefully outlined in Salt Lake City's Comprehensive Vision &amp; Plan — Plan Salt Lake. I could elaborate on dozens of inconsistencies. For brevity, I will highlight just five key contradictions here: Neighborhoods (Plan Salt Lake, page 17) Initiatives: 1. Maintain neighborhood stability and character. 3. Create a safe and convenient place for people to carry out their daily lives. 4. Support neighborhood identity and diversity. 5. Support policies that provide people a choice to stay in their homes and neighborhood as they grow older and household demographics change. The proposed map directly contradicts each of these strategic initiatives outlined and adopted by the City. It will directly displace hundreds of residents, will destroy one of the most unique rural neighborhoods in Salt Lake City, along with its important and diverse identity and function, and will destroy the intergenerational history of this community. Growth (Plan Salt Lake, page 19) Initiatives: 1. Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors. 4. Preserve open space and critical environmental areas. 7. Work with regional partners and stakeholders to address growth collaboratively. The proposed map directly contradicts each of these strategic initiatives previously outlined and adopted by the City. Transferring development rights would remove the development pressure in this area and put the development more efficiently where infrastructure already exists, and would greatly expand economic development opportunities...in the right places. The proposed future land uses are inconsistent with the priorities and actions of the neighboring jurisdictions of Salt Lake County and North Salt Lake, which have and continue to expand habitat preservation in this ecologically sensitive area. Air Quality (Plan Salt Lake, page 25) Initiatives: 1. Reduce greenhouse gas emissions. 8. Incorporate climate adaptation strategies into City planning processes. 9. Ensure local industries meet stringent environmental standards. The proposed map directly contradicts each of these strategic initiatives previously outlined and adopted by the City. Urban sprawl, including industrial sprawl, is the antithesis of smart growth and good planning. I shared a book with Nick Tarbet that highlights how compact development, incorporating the use of transferring development rights and limiting sprawl, is one of the MOST important climate planning and adaptation strategies that exists.</p>

Date/Time Opened	Contact Name	Subject	Description
11/14/2023 13:22	Soren Simonsen 2/3	CONTINUED!! Please Revise the Map in the Northpoint Small Area Plan Prior to Adoption	<p>There are no stringent environmental standards in the current draft plan, and developing intensive industrial uses in an ecologically sensitive area is the exact opposite of best practices for environmental standards as outlined by the U.S. Green Building Council, the American Planning Association, and Congress for the New Urbanism, the leading smart planning organizations in the country. Just this morning, the Salt Lake Tribune published a heartbreaking story of the air quality environmental injustices imposed on Salt Lake City's west side for more than a century, and this map will expand and perpetuate this environmental injustice. Natural Environment (Plan Salt Lake, page 27) Initiatives: 1. Preserve natural open space and sensitive areas to sustain biodiversity and ecosystem functions through: - Restoration of natural lands and critical habitat; - Implementation and promotion of best practices in management and stewardship of natural lands; - Restoration of aquatic and riparian corridors and habitats (including daylighting of streams and water corridors); and - Reduction in habitat fragmentation. 2. Protect water quality and supply by: - Preserving and expanding acreage of property critical to watershed protection; - Protecting ground water sources. The proposed map directly contradicts each of these strategic initiatives previously outlined and adopted by the City. The delta area of the Jordan River and shorelands of Great Salt Lake are among the most important, and threatened, parts of the Great Salt Lake ecosystem. The Northpoint Small Area Plan is surrounded on the west and northeast by ecological preserves, and this map represents the epitome of further habitat fragmentation by extending industrial sprawl into this sensitive area. Additionally, the watershed protection of source water and groundwater in the Great Salt Lake shorelands are as critical to wildlife and human health as is the source watershed areas in the Wasatch Mountains. We wouldn't dream of filling our canyons with industrial development. We should not settle for any less for the Great Salt Lake shoreland areas. The tools to protect, preserve and restore this area in the long term are already contained in the Plan. They are just not reflected in the current map. Beautiful City (Plan Salt Lake, page 31) Initiatives: 3. Identify, preserve, and enhance view corridors and vistas, including views of natural lands around and within the City. 7. Reinforce and preserve neighborhood and district character and a strong sense of place. 10. Develop landscapes that reflect our geographic region. 11. Create opportunities to connect with nature in urban areas. 12. Reinforce the development of a connected green network of urban open spaces and forest that accommodates active transportation and provides contact with nature. The proposed map directly contradicts each of these strategic initiatives previously outlined and adopted by the City. The shorelands and habitat areas of the Great Salt Lake are as important vistas as the Wasatch Mountains, as the most character defining geographic features of our region.</p>
11/14/2023 13:22	Soren Simonsen 3/3	CONTINUED!! Please Revise the Map in the Northpoint Small Area Plan Prior to Adoption	<p>Harming these vistas with industrial sprawl will do irreparable harm to these landscapes, and will further limit access to important areas for conservation and education, in connection with nature. Finally, Plan Salt Lake contains recommendations for important tools to implement these initiatives of our shared community vision. Page 45 explicitly recommends Transfer of Development Rights (TDR) as an important tool, which has been effectively used in communities across the state. Conservative Utah County has adopted TDR in its zoning code to protect natural and cultural resources. Salt Lake City needs and deserves this valuable tool. It is already referenced in the Northpoint Small Area Plan...it is just not reflected as a priority in the Vision Map. And it should be. Please find attached a map that every major environmental organization in Salt Lake City has endorsed or supported as a more effective way to implement Salt Lake City's broad vision in this specific area. I urge you to incorporate this map into the final plan prior to adoption. Thank you - Soren Simonsen</p>

Date/Time Opened	Contact Name	Subject	Description
11/14/2023 13:32	Steven Keyser	Clarification / Amendment Re Northpoint Plan	<p>Dear Salt Lake City Counsel: We are commercial developers and have a lease option on 2601N 2200W (15ac west side of 2200W), currently zoned BP. In July 2020 a conditional use was approved for our Moonlake Farms. Having read the staff reports and Northpoint Plan I have several concerns. 1. Northpoint Map Identifying "open space" around Rudy Canal. The Rudy Canal has not been maintained for over 100 yrs. As such, in certain areas in some spring-runoff, there is temporary flooding of some private property. Repairing the Rudy Ditch walls will eliminate the seasonal flooding. We expect to do this. Any subdivision plat will require a wetlands survey. The survey will conclusively identify any actual wetlands on the property vs property flooded due to the unmaintained Rudy Canal. However, the Northpoint map identifies "open space" next to as-yet unconfirmed wetlands. This is error that could and likely will create confusion and substantial, expensive delays from the SLC planning department when we apply for a subdivision plat. Should planning need clarification when we apply for subdivision, we will see delay. Should planning need Northpoint plat amendments to fix - again, expensive, delay. I can see a situation where our wetland survey identifies no wetlands but planning refuse to proceed until the so called "open space" on the Northpoint map is clarified by SLC counsel. All of this is unnecessary as every subdivision application will require a wetland survey and the survey will identify wetlands, and if they exist, then open space may be created if new code requires. Although, in our case, we are already zoned BP, and adding setbacks to existing zones would seem to create a legal taking issue. Take home: Identifying "open space" on a map where the wetlands have not yet been designated by an actual wetlands survey creates unnecessary problems, costs and delays that are easily resolved by wetland survey, already required by subdivision application. New Open Space designations should be removed from the Northpoint map - particularly around the Rudy Canal. 2. Reading the Northpoint Plan and staff reports, it is entirely unclear what will happen to already commercially zoned BP property. Without clear guidance in the plan, the plan becomes a cloud on the title of every property owner. Adding setbacks to the existing BP zoned property, would seem to be a taking issue. It is unclear from my read if we can apply for subdivision under the existing BP uses, or if the lack of clarification for treatment of already commercially zoned property will simply delay a subdivision application, adding substantial expense and need for clarification when we apply for subdivision application. Absent clarification now, it would seem the Planning Department has no clear guidance on this issue. Take home: clarifying language regarding how existing BP land will be treated is necessary to provide Planning guidance and avoid substantial delay and expense. Will a subdivision application of already zoned BP property be subject to substantial delay and cost until the "new" northpoint BP zone language is adopted? This could take years... Thank you for your consideration Steven Keyser</p>
11/14/2023 13:49	Brenda Koga	Funding	<p>Unfortunately, I will not be able to attend the meeting, but I do feel it is imperative that as much funding as possible, be dedicated to providing housing as well as mental health and training services for the homeless population. I am not sure if there is any funding funneled specifically to providing Social skills training and groups for this population. Housing with supportive services is the key! Brenda Koga</p>

Date/Time Opened	Contact Name	Subject	Description
11/14/2023 13:51	Lynn Pershing	Appointments to the Planning Commission	Good Afternoon City Council Members I write with concern about recent and upcoming appointments to the Planning Commission. I strongly believe in equal representation from each City District on both the Historic Landmark Commission and Planning Commissions. I note with distinction that D6 position has not been filled for a year, despite 2 applications. Both Turner Bitten (already appointed), and Landon Kraczek (before you for approval tonight, Nov 14) are currently both serving on the Glendale Community Council Board, as Chair and Secretary, respectively. My questions 1. Planning CommissionIs it acceptable to have current Community Council Board members serve simultaneously on the Planning Commission? Is that a conflict of interest? 2. While a City District may be represented by 2 Commissioners (Christensen and Tuttle D1), (Scheer and Gayle D4) is it acceptable to have 2 Board members from the SAME Community Council (Glendale Community Council) serve simultaneously with the same term on the Planning Commission? Could that be considered to be over-representation from 1 specific Community Council of our City? Both Christensen and Tuttle both from D1 and Bree Scheer and Gayle from D4 to my knowledge don't BOTH serve on the same Community Council and have different term dates. Curious about representation on our City Commissions Lynn K. Pershing D6
11/14/2023 14:45	Diane Whittaker	affordable housing	Please continue to support only two units on a single family lot and vote against four units per lot. This applies to ALL R1 areas in the city. So many great neighborhoods will be destroyed and made unsafe with this four unit idea and no off street parking. Diane Whittaker
11/14/2023 15:01	Kathy Adams	Housing Analyst James Woods presentation 10/10/2023 Utah State of The State of Housing	I would like to know if there has been any attention paid to the presentation by Kem C Gardner Housing Analyst James Woods on 10/10/23 SC Work Session. The data and financial information presented a solution to the affordable housing crisis which focused on citizens rather than developers and builders. This is not some hairbrain scheme, it has been implemented with great success in Massachusetts and even has an on-going funding plan. I find Woods' solutions to be democratic, compelling and forward thinking. Please take time to review the video as I have several times and read his study carefully.
11/14/2023 18:39	Kathy Adams	James Wood summary on the website is incorrect.	Who wrote this summary of Wood's presentation? This is NOT what Wood said at all! <a href="https://housing-slcgov.hub.arcgis.com/">https://housing-slcgov.hub.arcgis.com/</a> State of the State's Housing Market The Council recently received a presentation from James Wood, Ivory-Boyer Senior Fellow at the Kem. C. Gardner Policy Institute. The presentation included a few key takeaways: Utah's economy is strong, and wages are growing. However, homebuilding will likely slow down due to inflation and continued high interest rates. This will worsen the housing affordability crisis as there is not enough housing supply to meet the demand of our growing City.
11/15/2023 9:47	Kathy Adams	Nov 14 Housing Meeting Question	Sorry this question is so late, but I would really like to know if there has been attention paid to the presentation given by James Woods at the 10/10/2023 Work Meeting. Woods recommended directing resources to the citizens instead of the developers and builder and building industry. His presentation included financial data and solutions that I found very worth investigating. Thank you, Kathy Adams -- Kathy Adams Salt Lake City Utah 84109
11/15/2023 9:48	Sally Goodger	Housing Connect Comments on Housing Needs 11.14.2023 <b>**Attachment 3</b>	Hello, Attached please find Housing Connect's comments to the Salt Lake City Council regarding the housing and community development needs we have seen in our work as a public housing authority operating in Salt Lake City and Salt Lake County. We thank the Council for the opportunity to share these comments. Sincerely, Sally Goodger

Date/Time Opened	Contact Name	Subject	Description
11/15/2023 9:50	Marsha Thatcher	AHI - Affordable Housing Incentives	<p>City Council: After reading over the District 6 email news regarding AHI, I find it disturbing that you as members are still pushing and supporting density for our SLC neighborhoods outside of the downtown area. All of us who live in the City do so because we love the feel of the City. We are close to downtown and the University of Utah and other educational institutions, yet we take extreme pride and satisfaction in keeping our neighborhoods beautiful, well-maintained and free from cars lining the streets to park in the residences. Of course there are some cars parked on the streets, but are sparse compared to downtown neighborhoods.</p> <p>We feel very strongly and passionately that our City neighborhoods outside of the downtown area be kept with mostly single family homes. There is no place for 4 plexes in our serene areas. They would crowd the lots, bring many more vehicles to the same size street, and create additional noise by the vastly increased number of people living in these multiple resident places. There are duplexes in our neighborhoods on oversized lots now. We adamantly oppose changing the zoning to adding more than that in our areas. We chose forty plus years ago to live in our neighborhood when we could have easily moved south in the suburbs and had more house for the money. We chose then and would now to have well established, friendly, well maintained single family homes in our area. To keep Salt Lake City a livable city we need to keep dense housing in the downtown area where it belongs NOT expand it out to our single family home areas and send those of us out of them because they become stressful, noisy congested streets which they are not designed for or desired from all of us who live in them. We implore you, as our representatives, to keep multi family structures packed on regular sized lots out of our City neighborhoods. Please keep dense housing downtown or west of the city where there is empty ground. Our city neighborhoods, outside of downtown, deserve the respect and attention from you to keep them liveable, walkable, friendly ones, not congested, stressful, unpleasant places. Salt Lake City is a special place where neighbors work together and watch out for each other. Please don't change that. Long time Salt Lake City resident, Marsha Thatcher</p>
11/15/2023 9:50	Baylee White	HUD General Needs Comments - The Road Home <b>**Attachment 4</b>	Attached are The Road Home's public comments for Salt Lake City's HUD General Needs hearing. We appreciate the Council's consideration of our comments and recommendations. Please let us know if you have any questions or would like to discuss further. Thank you! Baylee White

Date/Time Opened	Contact Name	Subject	Description
11/15/2023 9:51	Caitlin Fellows	HUD Public Comments Submission	<p>Dear Salt Lake City Council Members, I would like to submit a public comment on the topic of the 2023-2024 U.S. Housing and Urban Development General Community Development Needs Annual Public Hearing. Our organization had hoped to join the meeting this evening but will be unable to attend due to scheduling conflicts. We are grateful for the opportunity to submit a comment on behalf of the needs of the community we serve for the council's review. Since 1994, the International Rescue Committee in Salt Lake City (IRC SLC) has resettled over 12,000 refugees and has continued to implement high-impact programs to support the successes of refugees and new Americans. IRC SLC works to maintain and bolster over 20 culturally responsive and linguistically accessible programs, including the Digital Inclusion program, which provides opportunities for refugees and new Americans to access digital tools and the skills needed to operate them, in order to positively impact their efforts toward economic stability and upward mobility. The digital divide is one of many challenges facing refugee and new American communities striving for social, economic, and civic success. Digital Inclusion is a community development need that is central to refugee integration. Without essential digital skills, many refugees and new Americans struggle to access virtual healthcare services, apply for jobs, bank online, and so much more. In an increasingly digital world, access to affordable broadband and digital skills are a basic need. Refugee and new American families are disproportionately affected by a lack of access to devices and reliable and affordable internet connection due to the high costs, and language barriers, thus culturally relevant technology access and support are critical for all refugees and new Americans. As a result of IRC SLC's Digital Inclusion (DI) Program refugee and new American participants gain the knowledge and skills needed to navigate a digital world with confidence. This includes basic digital literacy skills, access to digital tools such as a computer, smartphone, and affordable internet service. The IRC SLC DI Program also fosters safe, enriching learning environments where refugees and new Americans can develop the attitudes, successes, and curiosity needed to be lifetime learners and users of technology. IRC SLC is deeply grateful for the past support provided through CDBG funding made available by Salt Lake City to sustain and expand programming efforts to ensure refugees and new Americans are able to fully navigate life in our city. Year over year, CDBG funding has been made available and prioritized for this purpose, and we look forward to the opportunity to partner with the city again in 2024 to maintain this vital resource for our newest neighbors. If Salt Lake City Council or others have questions about the work of IRC SLC, our digital inclusion program, or would like to connect further, please do not hesitate to reach us by email or by phone1. Thanks, Caitlin Fellows</p>

## Development Scenarios

D-2 - Using New Downtown Building Heights standards

Attachment G1

	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				50% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
						Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR	2 BR	3 BR	4 BR	Studio	1 BR			
LIHTC	LIHTC project	225	0.9375	D-2	\$8M / \$196psf / \$35.5k/door	36	96	48					9	24	12	1.14/\$577,668	4.29%	4% Tax Credits, \$3M in subsidized gap debt assumed from State, County and City Sources		
	20% units @ 50% AMI, with 1 floors above max height	255			\$8M / \$196psf / \$31.3k/door	40	109	54					11	27	14	1.14/\$664,864	4.32%	4% Tax Credits, \$3M in subsidized gap debt assumed from State, County and City Sources		
	20% units @ 50% AMI, with 2 floors above max height	285			\$8M / \$196psf / \$28k/door	45	122	60					12	30	16	1.15/\$753,879	4.44%	4% Tax Credits, \$3M in subsidized gap debt assumed from State, County and City Sources		
	20% units @ 50% AMI, with 3 floors above max height	315			\$8M / \$196psf / \$25.4k/door	50	135	66					13	33	18	1.15/\$842,894	4.51%	4% Tax Credits, \$3M in subsidized gap debt assumed from State, County and City Sources		
	20% units @ 50% AMI, with 3 floors above max height	300			\$8M / \$196psf / \$26.6k/door	48	128	64					12	32	16	1.15/\$800,763	4.40%	4% Tax Credits, \$3M in subsidized gap debt assumed from State, County and City Sources		
Market	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				30% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
	Market Rate Project, by right to zoning	225	0.9375	D-2	\$8M / \$196psf / \$35.5k/door	45	120	60								1.35/\$1.452M	5.04%	Low Leverage (45%)/High Equity Raise, parked 1:1, LifeCo loan		
5% @ 30%	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				30% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
	Market Rate Project, same project as above	225	0.9375	D-2	\$8M / \$196psf / \$35.5k/door	45	120	60								1.35/\$1.452M	5.04%	Low Leverage (45%)/High Equity Raise, parked 1:1, LifeCo loan		
	5% units @ 30% AMI, with 1 floor above max height	255			\$8M / \$196psf / \$31.3k/door	48	129	64					3	7	4	1.35/\$1.570M	4.86%	Same basic leverage and loan, parked .88 stalls/unit		
	5% units @ 30% AMI, with 2 floor above max height	285			\$8M / \$196psf / \$28k/door	54	144	72					3	8	4	1.35/\$1.749M	4.96%	Same basic leverage and loan, parked .79 stalls/unit		
	5% units @ 30% AMI, with 3 floors above max height	315			\$8M / \$196psf / \$25.4k/door	59	160	79					4	8	5	1.35/\$1.923M	5.02%	Same basic leverage and loan, parked .71 stalls/unit		
	5% units @ 30% AMI, with 3 floors above max height, add'l park	300			\$8M / \$196psf / \$26.6k/door	57	152	76					3	8	4	1.35/\$1.841M	4.91%	Same basic leverage and loan, parked 1:1 (third added level is a parking level with units at street		
D-2 Scenarios 5% @ 60%+20%	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				60% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
	Market Rate Project, same project as above	225	0.9375	D-2	\$8M / \$196psf / \$35.5k/door	45	120	60								1.35/\$1.452M	5.04%	Low Leverage (45%)/High Equity Raise, parked 1:1, LifeCo loan		
	5% units @ 60% AMI, All 2s, with 1 floor above max height	255			\$8M / \$196psf / \$31.3k/door	51	136	55					13			1.35/\$1.592M	4.93%	Same basic leverage and loan, parked .88 stalls/unit		
	5% units @ 60% AMI, All 2s, with 2 floors above max height	285			\$8M / \$196psf / \$28k/door	57	152	61					15			1.35/\$1.769M	5.01%	Same basic leverage and loan, parked .79 stalls/unit		
	5% units @ 60% AMI, All 2s, with 3 floors above max height	315			\$8M / \$196psf / \$25.4k/door	63	168	68					16			1.35/\$1.949M	5.09%	Same basic leverage and loan, parked .71 stalls/unit		
	5% units @ 60% AMI, All 2s, with 3 floors above max, add'l park	300			\$8M / \$196psf / \$26.6k/door	60	160	65					15			1.35/\$1.860M	4.96%	Same basic leverage and loan, parked 1:1 (third added level is a parking level with units at street		
20% @ 80%	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				60% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
	Market Rate Project, same project as above	225	0.9375	D-2	\$8M / \$196psf / \$35.5k/door	45	120	60								1.35/\$1.452M	5.04%	Low Leverage (45%)/High Equity Raise, parked 1:1, LifeCo loan		
	20% units @ 80% AMI, with 1 floor above max height	255			\$8M / \$196psf / \$31.3k/door	40	109	54					11	27	14	1.35/\$1.563M	4.81%	Same basic leverage and loan, parked .88 stalls/unit		
	20% units @ 80% AMI, with 2 floor above max height	285			\$8M / \$196psf / \$28k/door	45	122	60					12	30	16	1.35/\$1.738M	4.89%	Same basic leverage and loan, parked .79 stalls/unit		
	20% units @ 80% AMI, with 3 floors above max height	315			\$8M / \$196psf / \$25.4k/door	48	128	64					12	32	16	1.35/\$1.912M	4.96%	Same basic leverage and loan, parked .71 stalls/unit		
	20% units @ 80% AMI, with 3 floors above max height, add'l park	300			\$8M / \$196psf / \$26.6k/door	48	128	64					12	32	16	1.35/\$1.827M	4.84%	Same basic leverage and loan, parked 1:1 (third added level is a parking level with units at street		
10% @ 60%	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				60% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
	Market Rate Project, same project as above	225	0.9375	D-2	\$8M / \$196psf / \$35.5k/door	45	120	60								1.35/\$1.452M	5.04%	Low Leverage (45%)/High Equity Raise, parked 1:1, LifeCo loan		
	10% units @ 60% AMI, with 1 floor above max height	255			\$8M / \$196psf / \$31.3k/door	46	122	61					5	14	7	1.35/\$1.565M	4.84%	Same basic leverage and loan, parked .88 stalls/unit		
	10% units @ 60% AMI, with 2 floors above max height	285			\$8M / \$196psf / \$28k/door	51	137	68					6	15	8	1.35/\$1.741M	4.92%	Same basic leverage and loan, parked .79 stalls/unit		
	10% units @ 60% AMI, with 3 floors above max height	315			\$8M / \$196psf / \$25.4k/door	56	152	75					7	16	9	1.35/\$1.916M	4.99%	Same basic leverage and loan, parked .71 stalls/unit		
	10% units @ 60% AMI, with 3 floors above max height, add'l park	300			\$8M / \$196psf / \$26.6k/door	54	144	72					6	16	8	1.35/\$1.830M	4.87%	Same basic leverage and loan, parked 1:1 (third added level is a parking level with units at street		
10% @ 80%+2s	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				60% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
	Market Rate Project, same project as above	225	0.9375	D-2	\$8M / \$196psf / \$35.5k/door	45	120	60								1.35/\$1.452M	5.04%	Low Leverage (45%)/High Equity Raise, parked 1:1, LifeCo loan		
	10% units @ 80% AMI. All 2s, with 1 floor above max height	255			\$8M / \$196psf / \$31.3k/door	51	136	42					26			1.35/\$1.588M	4.91%	Same basic leverage and loan, parked .88 stalls/unit		
	10% units @ 80% AMI. All 2s, with 2 floors above max height	285			\$8M / \$196psf / \$28k/door	57	152	47					29			1.35/\$1.766M	4.99%	Same basic leverage and loan, parked .79 stalls/unit		
	10% units @ 80% AMI. All 2s, with 3 floors above max height	315			\$8M / \$196psf / \$25.4k/door	63	168	52					32			1.35/\$1.945M	5.07%	Same basic leverage and loan, parked .71 stalls/unit		
	10% units @ 80% AMI. All 2s, with 3 floors above max, add'l park	300			\$8M / \$196psf / \$26.6k/door	60	160	50					30			1.35/\$1.856M	4.94%	Same basic leverage and loan, parked 1:1 (third added level is a parking level with units at street		
5% @ 80%+3s	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				60% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
	Market Rate Project, same project as above	225	0.9375	D-2	\$8M / \$196psf / \$35.5k/door	45	120	60								1.35/\$1.452M	5.04%	Low Leverage (45%)/High Equity Raise, parked 1:1, LifeCo loan		
	5% units @ 80% AMI. All 3s, with 1 floor above max height	255			\$8M / \$196psf / \$31.3k/door	51	123	42					13			1.35/\$1.640M	4.99%	Same basic leverage and loan, parked .88 stalls/unit		
	5% units @ 80% AMI. All 3s, with 2 floors above max height	285			\$8M / \$196psf / \$28k/door	57	137	76					15			1.35/\$1.825M	5.07%	Same basic leverage and loan, parked .79 stalls/unit		
	5% units @ 80% AMI. All 3s, with 3 floors above max height	315			\$8M / \$196psf / \$25.4k/door	63	152	84					16			1.35/\$2.008M	5.15%	Same basic leverage and loan, parked .71 stalls/unit		
	5% units @ 80% AMI. All 3s, with 3 floors above max, add'l park	300			\$8M / \$196psf / \$26.6k/door	60	145	80					15			1.35/\$1.916M	5.02%	Same basic leverage and loan, parked 1:1 (third added level is a parking level with units at street		

\*120' is max height permitted

\*Assume current land values

\*Assume current market rents for the neighborhood

\*Fill or modify headers as applicable

\* I had to push the rents for this site/neighborhood to make it make sense; the rents might be appropriate given the greater height and quality inherent with a tall tower.



## Development Scenarios

Wood Frame (Type III/V Construction) 4 over 1 to 5 over 1 in various zones allowing approximately 50 feet in height

LIHTC	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				50% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
	Mixed Income 4% LIHTC project, 20% of units @ 50% AMI	135	0.9375	Various	\$6.3M / \$154psf / \$46.6k/door	22	57	29					5	15	7	1.11/\$281,153	5.07%	4% Tax Credits, \$3M in subsidized gap debt assumed from State, County and City Sources		
	4% LIHTC 20% units @ 50% AMI, with 1 floor above max height	165			\$6.3M / \$154psf / \$38.1k/door	26	70	35					7	18	9	1.12/\$362,344	4.90%	4% Tax Credits, \$3M in subsidized gap debt assumed from State, County and City Sources		
Market	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				30% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
	Market Rate Project, by right to zoning	135	0.9375	Various	\$6.3M / \$154psf / \$46.6k/door	27	72	36								1.35/\$847,545	5.87%	Low Leverage (53%)/High Equity Raise, parked .55:1, LifeCo loan		
5% @ 30%	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				30% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
	Market Rate Project, same project as above	135	0.9375	Various	\$6.3M / \$154psf / \$46.6k/door	27	72	36								1.35/\$847,545	5.87%	Low Leverage (53%)/High Equity Raise, parked .55:1, LifeCo loan		
	5% units @ 30% AMI, with 1 floor above max height	165			\$6.3M / \$154psf / \$38.1k/door	31	83	42					2	5	2	1.35/\$917,421	5.48%	Same basic leverage and loan, parked .45 stalls/unit		
5% @ 60%	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				60% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
	Market Rate Project, same project as above	135	0.9375	Various	\$6.3M / \$154psf / \$46.6k/door	27	72	36								1.35/\$847,545	5.87%	Low Leverage (53%)/High Equity Raise, parked .55:1, LifeCo loan		
	5% units @ 60% AMI, All 2s, with 1 floor above max height	165			\$6.3M / \$154psf / \$38.1k/door	33	88	35						9		1.35/\$1.015M	5.68%	Same basic leverage and loan, parked .45 stalls/unit		
20% @ 80%	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				60% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
	Market Rate Project, same project as above	135	0.9375	Various	\$6.3M / \$154psf / \$46.6k/door	27	72	36								1.35/\$847,545	5.87%	Low Leverage (53%)/High Equity Raise, parked .55:1, LifeCo loan		
	20% units @ 80% AMI, with 1 floor above max height	165			\$6.3M / \$154psf / \$38.1k/door	27	70	35			6	18	9			1.35/\$913,021	5.42%	Same basic leverage and loan, parked .45 stalls/unit		
10% @ 60%	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				60% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
	Market Rate Project, same project as above	135	0.9375	Various	\$6.3M / \$154psf / \$46.6k/door	27	72	36								1.35/\$847,545	5.87%	Low Leverage (53%)/High Equity Raise, parked .55:1, LifeCo loan		
	10% units @ 60% AMI, with 1 floor above max height	165			\$6.3M / \$154psf / \$38.1k/door	30	79	39					3	9	5	1.35/\$1.005M	5.61%	Same basic leverage and loan, parked .45 stalls/unit		
10% @ 80%+2s	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				60% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
	Market Rate Project, same project as above	135	0.9375	Various	\$6.3M / \$154psf / \$46.6k/door	27	72	36								1.35/\$847,545	5.87%	Low Leverage (53%)/High Equity Raise, parked .55:1, LifeCo loan		
	10% units @ 80% AMI. All 2s, with 1 floor above max height	165			\$6.3M / \$154psf / \$38.1k/door	33	88	27					17			1.35/\$1.010M	5.82%	Same basic leverage and loan, parked .45 stalls/unit		
5% @ 80%+3s	Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Market Rate				80% AMI				60% AMI				DCR/ Stabilized Cash Flow	ROC	Notes
	Market Rate Project, same project as above	135	0.9375	Various	\$6.3M / \$154psf / \$46.6k/door	27	72	36								1.35/\$847,545	5.87%	Low Leverage (53%)/High Equity Raise, parked .55:1, LifeCo loan		
	5% units @ 80% AMI. All 3s, with 1 floor above max height	165			\$6.3M / \$154psf / \$38.1k/door	51	123	42					13			1.35/\$917,421	5.48%	Same basic leverage and loan, parked .45 stalls/unit		

\*Assume current land values

\*Assume current market rents for the neighborhood

\*Fill or modify headers as applicable



## Development Scenarios

### RMF-35 and TSA Apartment Buildings

#### Citizens West

Citizens West 2 & 3 are 100% affordable units, 25-50% AMI for all units. \*Building this many units might be limited by LIHTC Equity available per cycle. Increasing the height from the existing 5 floors of residential/2 floors of parking would require change of construction type to steel, would affect DCR.

Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Average 43% AMI			DCR/ Stabilized Cash Flow
					Studio	3 BR	4 BR	
LIHTC project (9%)	80	1	TSA-UN-T	\$1.8M	45	25	10	1.15
Same project as above, with 1 floor above max height (AHI)	97				55	30	12	*
Same project as above, with 2 floors above max height (AHI)	114*				65	35	14	*

#### Denver Apartments

This is a permanent supportive housing development. It is zoned RMF-35. The scenarios below show what was built based on the existing regulations and what could be built with the existing incentives. The incentives have a requirement of no more than 25% of units less than 500 sq. ft. Some units had to be enlarged and if there was not this requirement, 66 units would have fit on the site.

Scenarios	# of Units	Lot Size (acres)	Zoning	Land Value	Permanent Supportive Housing		DCR/ Stabilized Cash Flow
					Studio = 39% AMI	1 BR = 50% AMI	
Project with existing zoning requirements	22	0.9	RMF-35	We don't have a current appraisal for this parcel. When the project was done, we paid \$1M for land	10	12	1.25
LIHTC project (9%) - with allowances by incentives	53				13	40	1.25

#### Avia (The Exchange, Phase I)

The Avia is 80% market rate units and 20% of units are at 50% AMI

	Scenarios	# of Units	Lot Size (acres)	Zoning	Market Rate Units				Affordable Units (50% AMI)			
					Studio	1 BR	2 BR	3 BR	Studio	1 BR	2 BR	3 BR
Avia (The Exchange)	LIHTC project (4%)	286	1	TSA-UN-C	25	138	51	15	6	34	13	4
	Same project as above, with 1 floor above max height (AHI)	326			28	158	58	18	7	39	14	4
	Same project as above, with 2 floors above max height (AHI)	367			31	178	65	20	8	44	16	5

## Development Scenarios Summary

Single- and Two-family zoning districts

	# of Units	Lot Size (acres)	Zoning	Land Value	Unit Size	For Sale Product, 80% AMI									For Rent Product										
						Market Rate			80% AMI			Profit	Market Price	80% AMI Price	Market Rate			80% AMI			NOI	Value	Monthly Rent Market	Monthly Rent 80% AMI	
						2 BR	3 BR	4 BR	2 BR	3 BR	4 BR				2 BR	3 BR	4 BR	2 BR	3 BR	4 BR					
Scenario #1: Lower land value/Sales price neighborhood																									
Single-family Detached without AHI	1	0.15	R-1/7,000	\$185,000	2,800 sq ft + 2 car garage			1				\$ (109,043)	\$500,000	NA			1					\$20,850	\$463,333	\$2,500	NA
Duplex with AHI	2	0.15	R-1/7,000	\$185,000	1,500 sq ft each		1			1		\$ (35,693)	\$450,000	\$350,000		1			1			\$37,852	\$841,151	\$2,300	\$2,130
Fourplex with AHI	4	0.15	R-1/7,000	\$185,000	1,000 sq ft each	2			2			\$ 118,558	\$350,000 (x2)	\$325,000 (x2)	2			2				\$48,808	\$1,084,622	\$1,450 (x2)	\$1,450 (x2)
Townhouses with AHI	4	0.25	R-1/7,000	\$300,000	1,730 sq ft + 2 car garage			2			2	\$ (75,150)	\$450,000 (x2)	\$300,000 (x2)		2			2			\$79,704	\$1,771,191	\$2,300	\$2,130
Scenario #2 Higher land value/Sales price neighborhood																									
Single-family Detached without AHI	1	0.15	R-1/7,000	\$300,000	2,800 sq ft + 2 car garage			1				\$134,800	\$1,050,000	NA			1					\$27,532	\$611,822	\$3,200	NA
Duplex with AHI	2	0.15	R-1/7,000	\$300,000	1,500 sq ft each		1			1		(\$61,150)	\$600,000	\$350,000		1			1			\$40,956	\$910,129	\$2,700	\$2,130
Fourplex with AHI	4	0.15	R-1/7,000	\$300,000	1,000 sq ft each	2			2			\$81,350	\$450,000 (x2)	\$325,000 (x2)	2			2				\$63,172	\$1,403,822	\$1,800 (x2)	\$1,800 (x2)
Townhouses with AHI	4	0.25	R-1/7,000	\$500,000	1,730 sq ft + 2 car garage		2			2		(\$7,610)	\$660,000 (x2)	\$350,000 (x2)		2			2			\$85,964	\$1,910,302	\$2,800 (x2)	\$2,130 (x2)

### Assumptions:

80% AMI max. for sale price for a 3 bed unit assumes 4-person household, \$81,900 annual income, 5% interest rate, 7% down payment

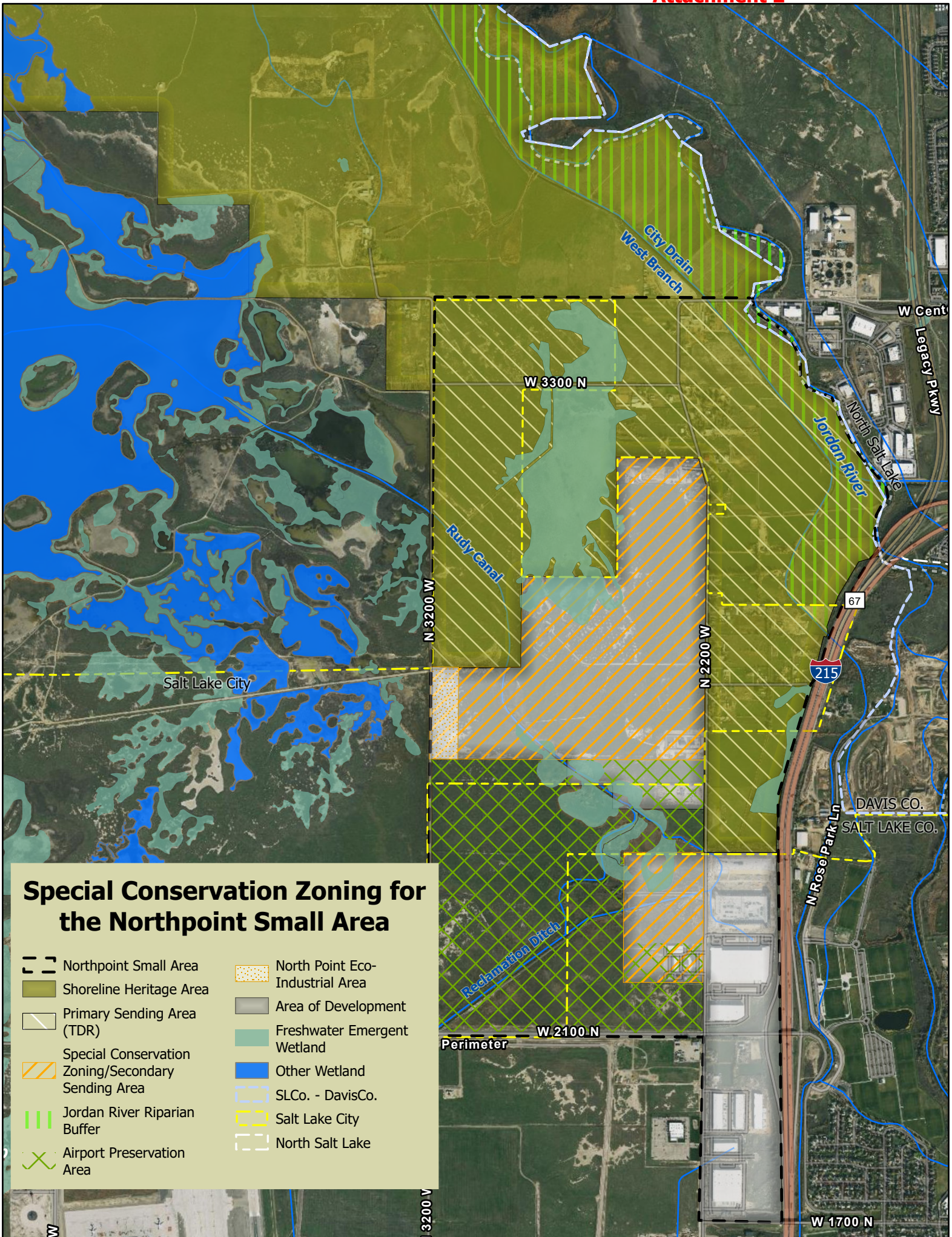
80% AMI max. for sale price for a 2 bed unit assumes 3-person household, \$73,750 annual income, 5% interest rate, 7% down payment

80% AMI rental rates: 1 br = \$1,537, 2 br = \$1,844, 3 br = \$2,130, 4 br = \$2,136

NOI = net operating income = annual income - annual expenses

4.5% Cap rate for all









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[www.housingconnect.org](http://www.housingconnect.org)

O: 801-284-4400  
TDD: 801-284-4407

F: 801-284-4406

Reasonable Accommodations:  
801-284-4439

On behalf of Housing Connect, I would like to thank the Salt Lake City Council for the opportunity to comment on the housing and community development needs of Salt Lake City residents. Housing Connect, previously the Housing Authority of the County of Salt Lake, is a public housing authority that has operated in Salt Lake County since 1970. We function as an affordable housing developer and property manager for properties around the valley, and also administer rental assistance through programs such as Housing Choice Vouchers (HCV) and Housing Opportunities for Persons with HIV/AIDS (HOPWA). Though we serve the whole county, many of our programs operate in Salt Lake City and we have received HOPWA funding from Salt Lake City since 2004. As such, we have seen firsthand the housing needs facing Salt Lake City residents, in particular the need for affordable rental housing, rental assistance, and barrier removal assistance to secure affordable housing.

As part of the House Bill 462 in 2022, the Department of Workforce Service (DWS) commissioned the Gardner Policy Institute (GPI) to develop a database of moderate and affordable housing needs and support across Utah. The data showed a deficit for 174,664 households at 60% AMI and below, 106,650 affordable units were available, or 61 affordable units were available for every 100 households, a total cumulative deficit of 68,014 units. There were 35 units available for every 100 households for those with incomes at 50% AMI and below, creating a deficit of approximately 95,586 units for the group. This figure also includes the deficit of 77,140 estimated for those households with incomes at 30% AMI or below. In 2022, only 3 affordable units were available for every 100 households with incomes at 30% AMI and below. The GPI data shows Salt Lake County has the greatest imbalance for the 30% AMI and below population.

Housing Connect operates over 3,800 vouchers for rental assistance and over the last few years we have seen both an increased need for vouchers and an increased difficulty in utilizing these vouchers. HCV is Housing Connect's largest voucher program. Currently 6,776 households are on the waiting list for HCV assistance and the expected wait time for a household to come off the waiting list and receive a voucher is five to six years. On all our rental assistance programs, we are seeing the same trends: rising rents, a lack of affordable units for low- to extremely-low-income households, and a high need for rental assistance to mitigate these obstacles.

In addition to our HCV program, Housing Connect operates several programs that serve specific populations paired with supportive services to meet their needs, such as the HOPWA program. The HOPWA program wait list has been holding steady at around 50 households, often more, for the last three years, demonstrating the high need for this program in our community. However, even when a household is brought onto the program from the waitlist, they often struggle to find a unit due to high rents and low vacancy rates throughout the city and county. The average rental assistance payment for the HOPWA program is currently \$880 and will likely only rise in the coming year. The HOPWA program provides housing to vulnerable, extremely low-income households in Salt Lake City, enabling them to be better able to afford and maintain medical treatments. It is a vital resource and to meet the needs of Salt Lake City residents, the HOPWA program will require additional funding to support rising rent costs for current program participants and be able to bring new households onto the program.

Once again, we extend our deepest gratitude to the Salt Lake City Council for the opportunity to share these comments, and for their continued support of our HOPWA program. We also thank them for the work they do all year long to support important projects that improve the lives of Salt Lake City residents.

With gratitude,

Janice Kimball  
CEO, Housing Connect



November 14, 2023

Salt Lake City Council  
PO Box 145476  
Salt Lake City, UT 84114-5476

Dear Salt Lake City Council,

The Road Home appreciates the opportunity to provide comment on the 2023-2024 U.S. Department of Housing and Urban Development (HUD) General Community Development Needs for Salt Lake City. We know the Council receives ongoing feedback about community needs throughout the year and sincerely appreciate the ability to provide input.

Our community is facing unprecedented rates of homelessness and housing instability due to ever increasing rental rates and low vacancy across Salt Lake City. The HUD funding included in this public hearing is dedicated to serving a variety of needs, all of which are necessary to helping low-income families and individuals access critical services and supports throughout the year to increase their self-sufficiency.

We would highly recommend that the Council consider prioritizing homeless services as it has in recent years, including operational funding for homeless resource centers and street outreach programs, housing assistance for literally homeless households, and supportive services, including case management, for households experiencing homelessness or in housing programs. These are eligible activities within CDBG, ESG, and HOME regulations and are crucial to ensuring we can help stabilize some of our community's most vulnerable households, reducing the trauma associated with experiencing homelessness.

Affordable housing development is another critical priority for the Council's consideration, as there is a substantial lack of housing units available in Salt Lake City for those at or below 40% of Area Median Income (AMI). Both of these areas align with the objectives outlined in Housing SLC, Salt Lake City's plan to guide housing-related efforts over the next five years.

Thank you for your consideration of our recommendations and input - we know as the Council, you must balance a number of competing needs and interests across Salt Lake City with this funding and appreciate your dedication to helping our community end homelessness.

Sincerely,

  
Michelle C. Flynn  
Executive Director  
The Road Home

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