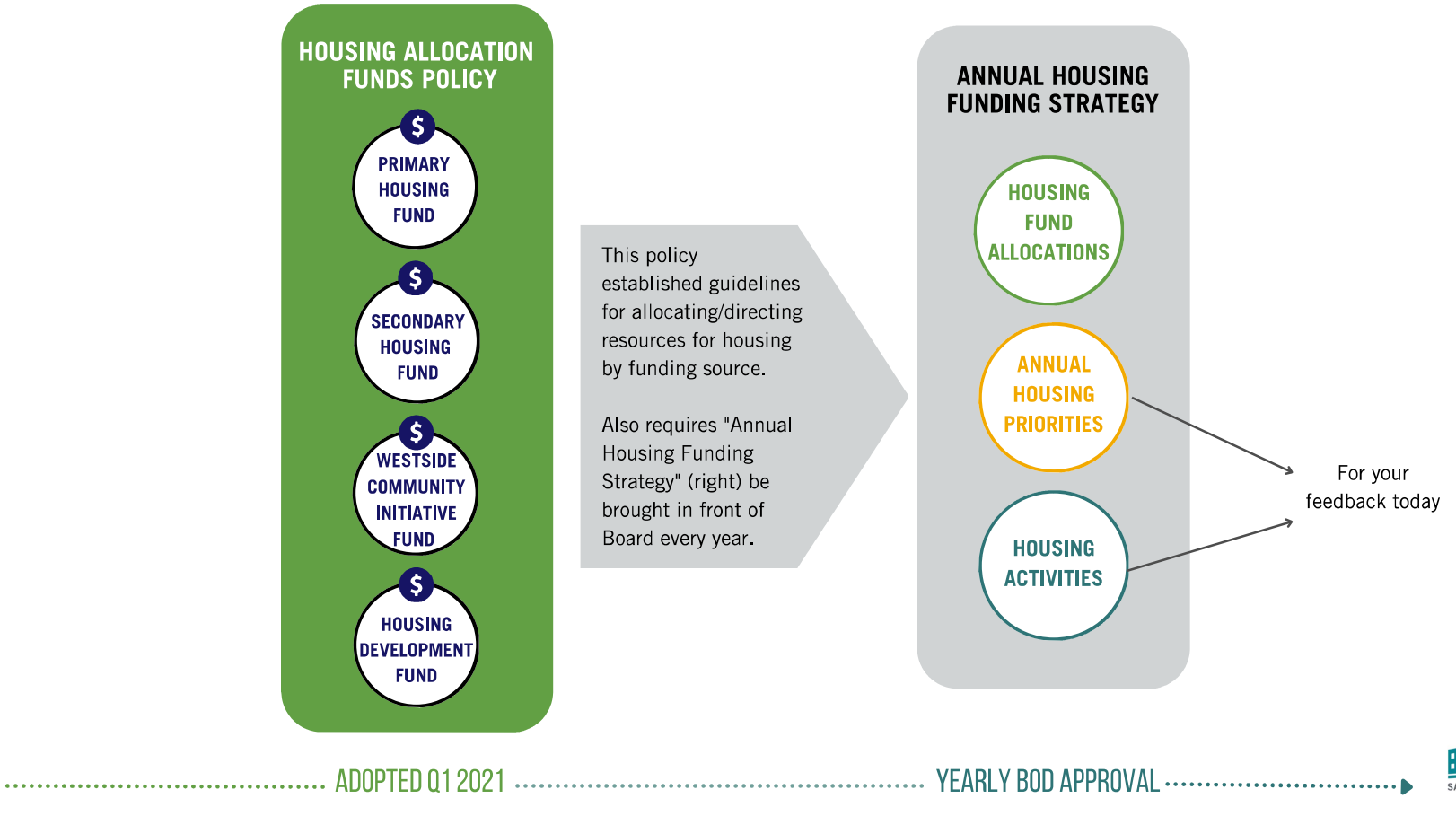
ANNUAL HOUSING FUNDING STRATEGY

FY 2025-26

CRA BOARD MEETING

MARCH 18, 2025

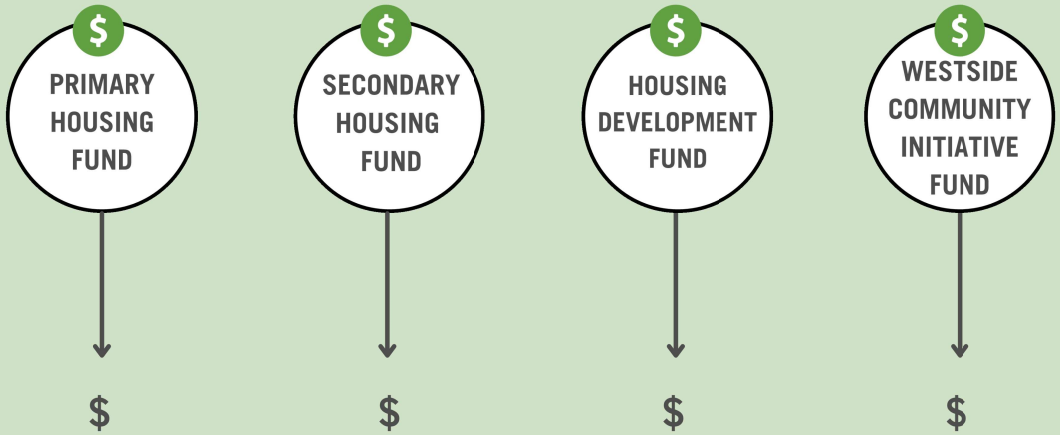
SLCCRA


HOUSING ALLOCATION FUNDS POLICY
PRIMARY HOUSING FUND
SECONDARY HOUSING FUND
WESTSIDE COMMUNITY INITIATIVE FUND
HOUSING DEVELOPMENT FUND
This policy established guidelines for allocating/directing resources for housing by funding source.
Also requires "Annual Housing Funding Strategy" (right) be brought in front of Board every year.
ANNUAL HOUSING FUNDING STRATEGY
HOUSING FUND ALLOCATIONS
ANNUAL HOUSING PRIORITIES
HOUSING ACTIVITIES
For your feedback today
ADOPTED Q1 2021
YEARLY BOD APPROVAL
SALT LAKE CITY CRA

ANNUAL HOUSING FUNDING STRATEGY

- HOUSING FUND ALLOCATIONS
- ANNUAL HOUSING PRIORITIES
- HOUSING ACTIVITIES

HOUSING FUND ALLOCATIONS



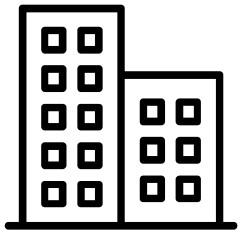
SALT LAKE CITY CRA

FY25 HOUSING ACTIVITY RECAP

FY 2024-25 HOUSING PRIORITIES	Deeply Affordable Housing	Family Housing with Amenities	Wealth Building Opportunity	Neighborhood Commercial and Services	Expand Opportunity

Residential Wealth Building NOFA

- $3.2M released - In process, to be review by CRA Board in March



FY 2024-25 Housing Development Loan Program

- $5M released ($4.59M in CRA Funds, $475k in HUD funds) - In process, to be reviewed by CRA Board in March

ADU Financing Program

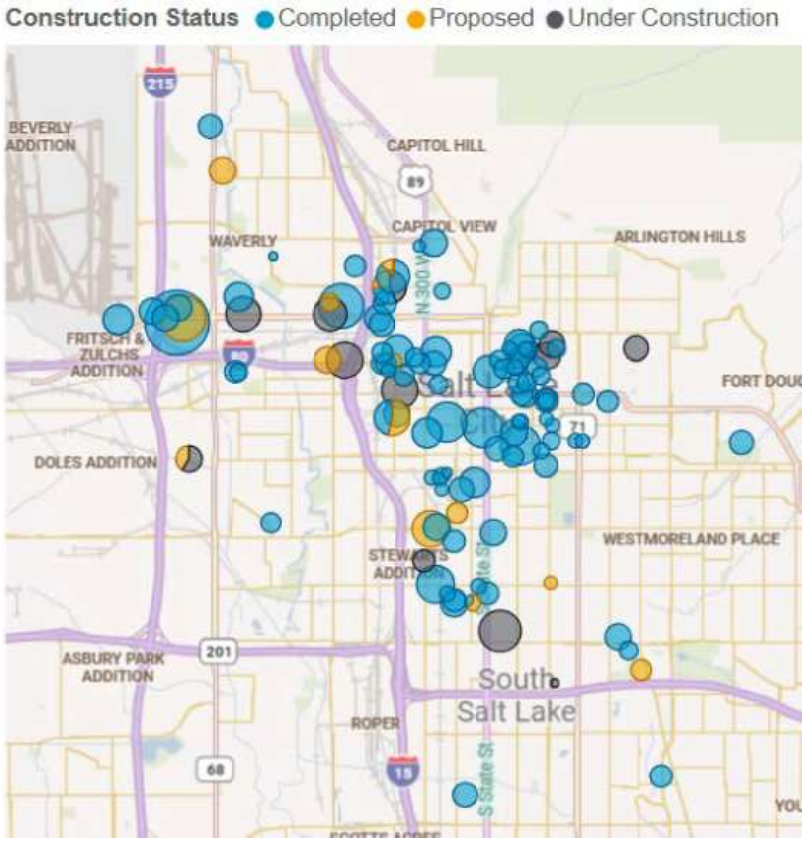
- (Priority from FY24) NOFA released in July 2024, Board approved selection of organization to run program in December 2024

Other Partnerships

- CRA Staff closed on $10M in ARPA funds to the Perpetual Housing Fund of Utah to purchase property and carry out a tenant wealth building initiative

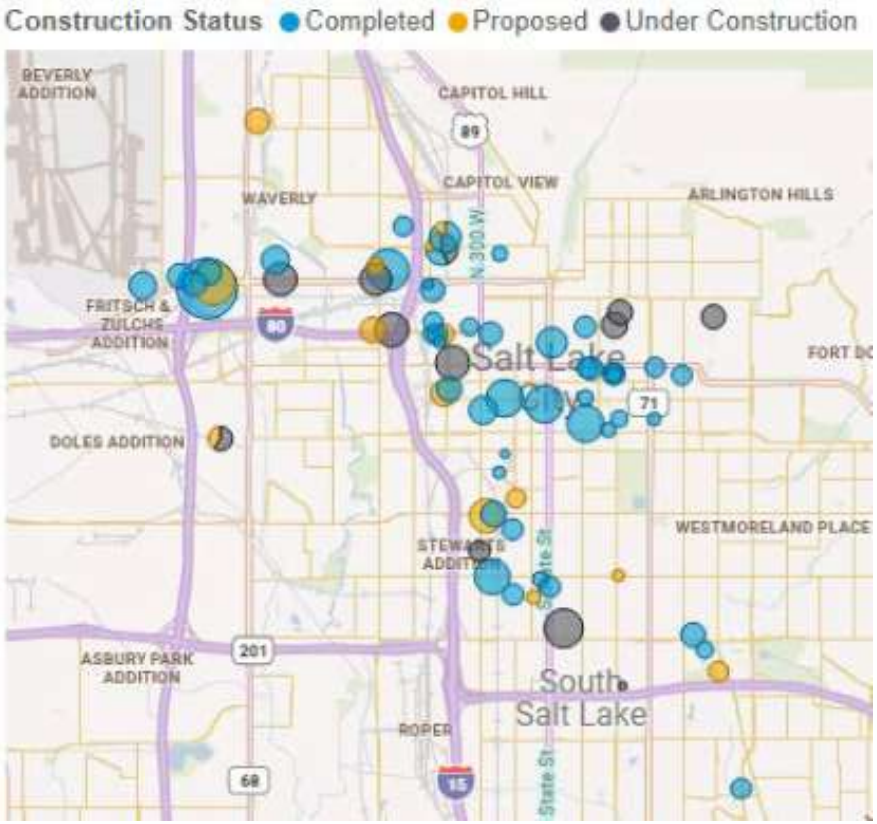
SALT LAKE CITY CRA

DATA - CURRENT AND FUTURE SLC DEED-RESTRICTED AFFORDABLE HOUSING DEVELOPMENTS MAP



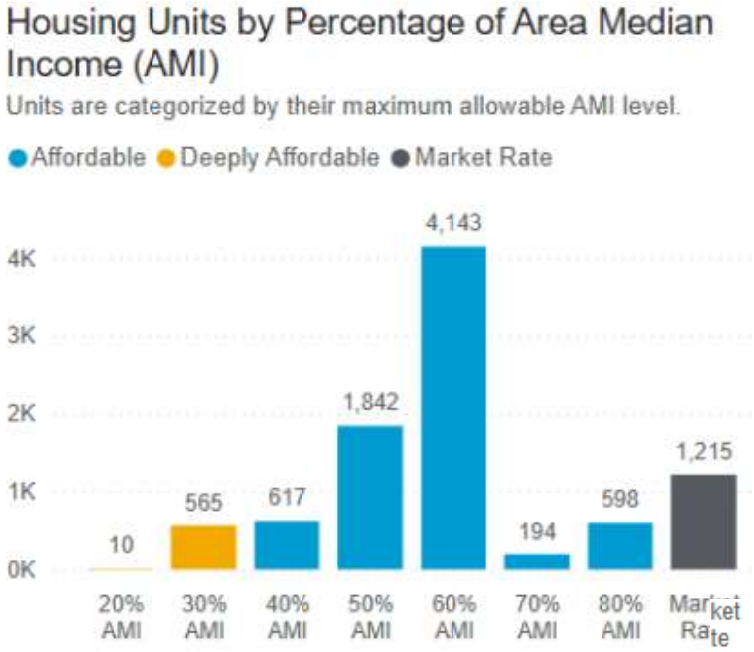
SALT LAKE CITY CRA

DATA - CITY SUPPORTED AFFORDABLE HOUSING CONSTRUCTED SINCE 2015 AND FUTURE DEVELOPMENTS



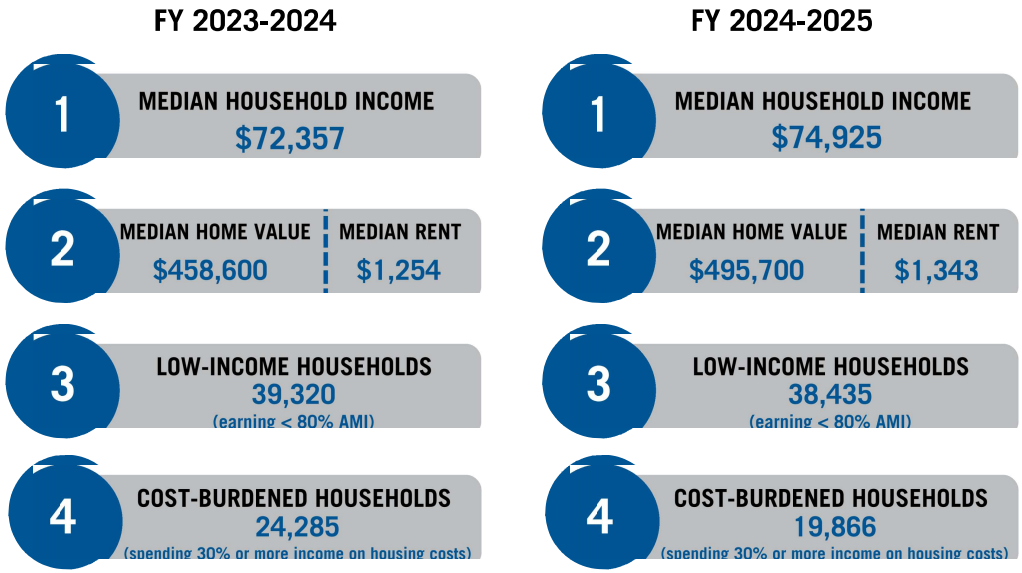
SALT LAKE CITY CRA

DATA - CITY SUPPORTED AFFORDABLE HOUSING UNITS CONSTRUCTED SINCE 2015 AND FUTURE DEVELOPMENTS



SALT LAKE CITY CRA

DATA - SALT LAKE CITY HOUSING SNAPSHOT

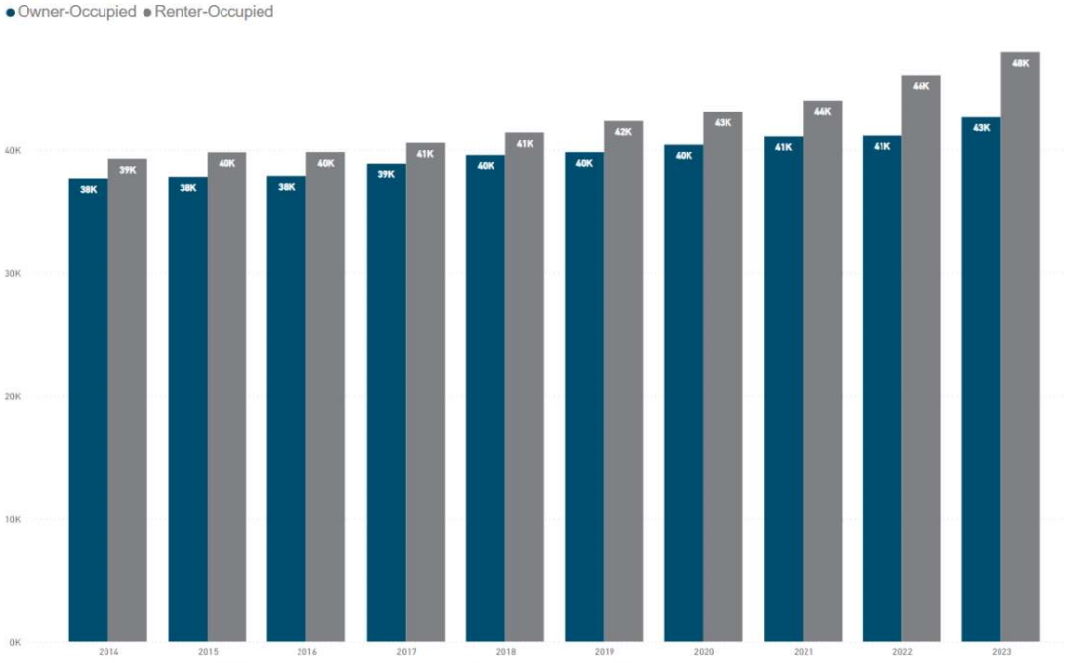


Source: Census Bureau's 2018-2023 ACS 5-Year Estimates (1,2)
Dept. of Housing and Urban Development's Comprehensive Housing Affordability Strategy 2017-2022 (3,4)

SALT LAKE CITY CRA

DATA - OTHER METRICS

1 HOMEOWNERSHIP RATE IS GROWING AT A SLOWER PACE THAN RENTALS

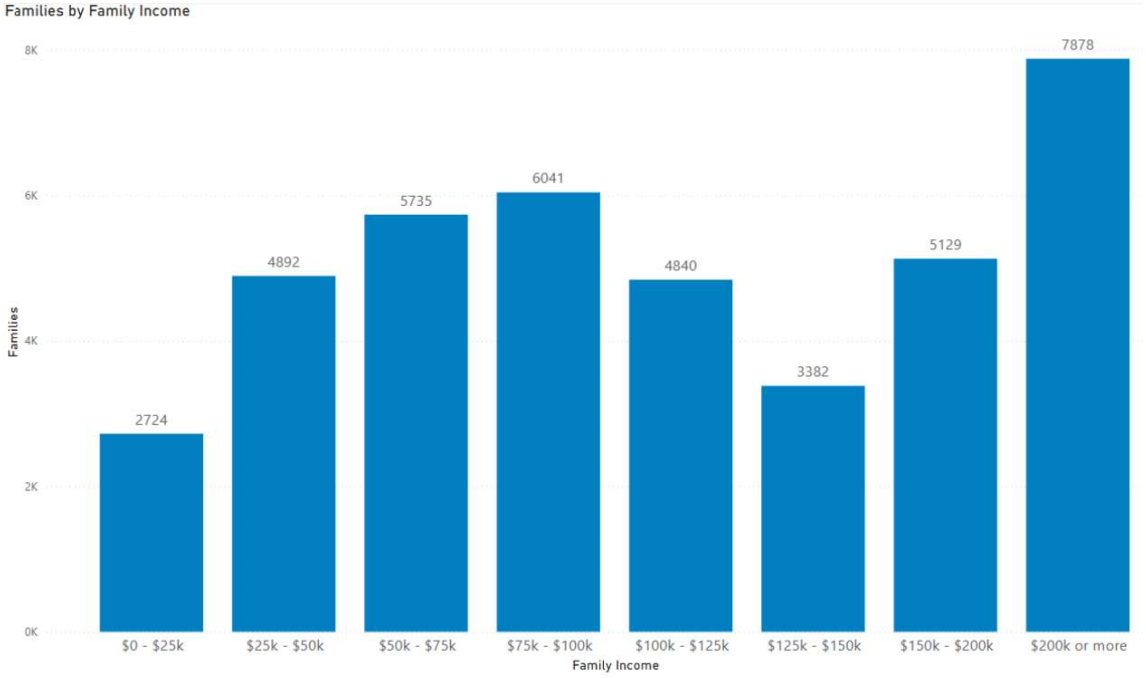


Source: Census Bureau's 2018-2023 ACS 5-Year Estimates

SALT LAKE CITY CRA

DATA - OTHER METRICS

2 AT LEAST 9,065 RENTING HOUSEHOLDS FALL IN THE "EXTREMELY LOW INCOME" LIMIT SET BY HUD FOR FY23.

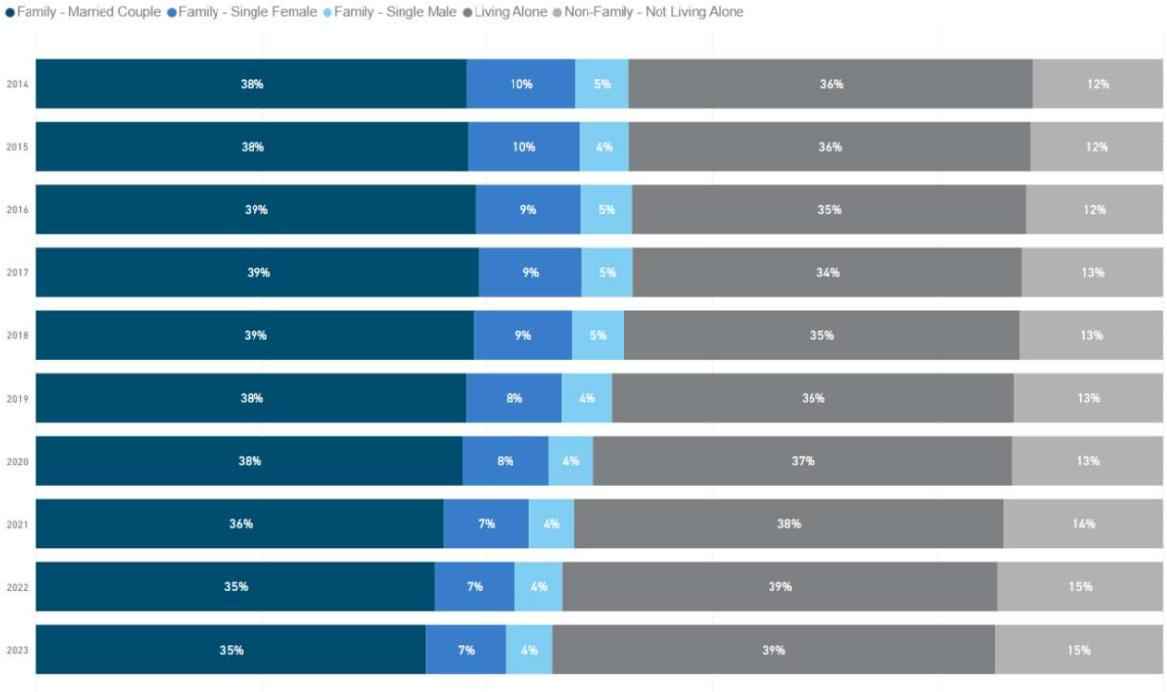


Source: Census Bureau's 2018-2023 ACS 5-Year Estimates

SALT LAKE CITY CRA

DATA - OTHER METRICS

3 PERCENTAGE OF FAMILY HOUSEHOLDS HAVE BEEN DECREASING SINCE 2018

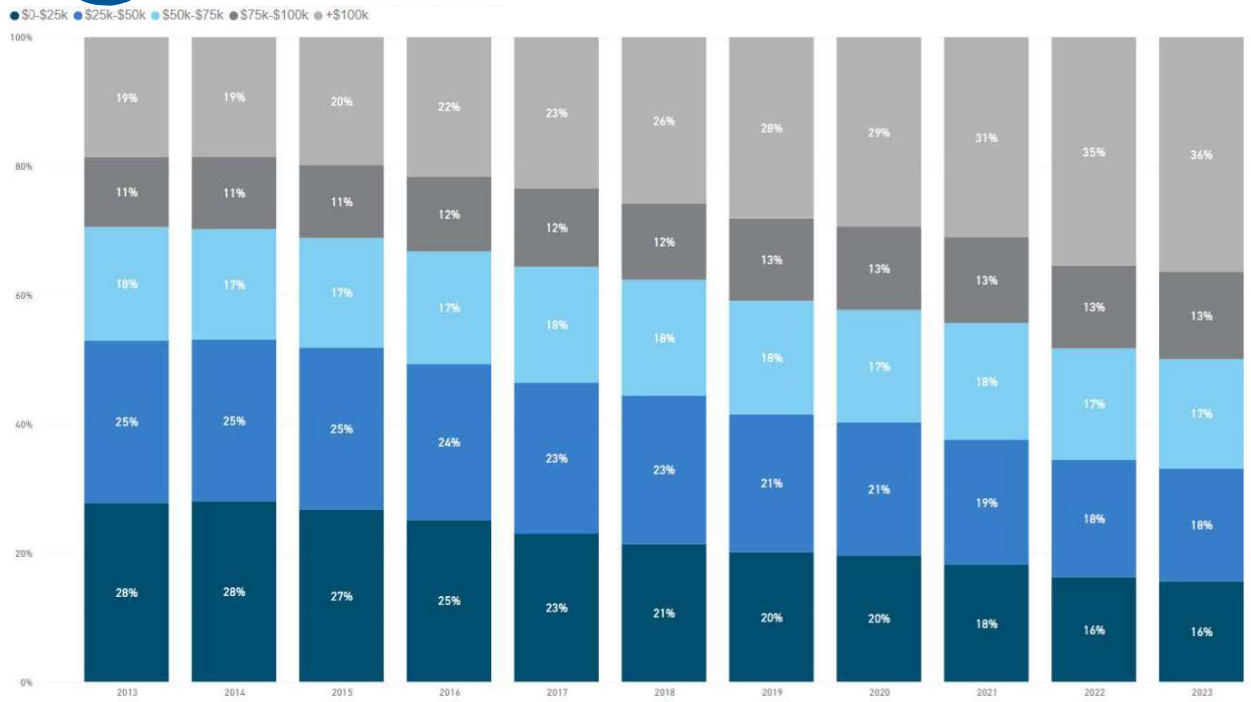


Source: Census Bureau's 2018-2023 ACS 5-Year Estimates

SALT LAKE CITY CRA

DATA - OTHER METRICS

4 HIGHER INCOME HOUSEHOLDS MAKING $75K OR MORE HAVE INCREASED WITHIN SALT LAKE CITY THROUGH THE YEARS, LOWER INCOME HOUSEHOLD MAKING LESS THAN $50K HAVE DECREASED.



Source: Census Bureau's 2018-2023 ACS 5-Year Estimates

SALT LAKE CITY CRA

DATA - OTHER METRICS

5 NUMBER OF COMMERCIAL PARCELS HAVE BEEN DECREASING WITHIN SALT LAKE CITY-- BUT CHANGES IN LAND CLASSIFICATION OBSCURE FINDINGS*.

Commercial Areas	Hospitality		Office		Other Commercial		Retail		Total	
Year	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	**Acreage**	**Parcels**
2019	236	314	812	1118	15,310	2534	1,303	1632	**17,660**	**5598**
2020	247	320	845	1124	15,026	2518	1,320	1599	**17,439**	**5561**
2021	247	329	879	1143	15,775	2540	1,356	1589	**18,257**	**5601**
2022	243	330	876	1132	14,388	2434	1,322	1533	**16,829**	**5429**
2023	235	325	820	1092	14,681	2356	1,312	1515	**17,048**	**5288**
2024	239	330	985	1175	16,230	2434	1,436	1548	**18,890**	**5487**

Salt Lake County Assessor (5)

*The change is significantly impacted due to the County Assessor reclassifying some public agency properties to an office property type from a public/institutional property type.

SALT LAKE CITY CRA

DATA - OTHER METRICS

6 COMMERCIAL GROWTH RATE IS SLOWING, WHILE OCCUPANCY AND LEASE RATES HAVE INCREASED

INVENTORY SF	UNDER CONSTR SF	12 MO NET ABSORP SF	VACANCY RATE	MARKET RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
155M +1.2%	2.1M -26.4%	1.8M +25.9%	8.7% +0%	$15.85 +4.1%	$167 +1.6%	7.5% +0.1%
Prior Period 154M	Prior Period 2.9M	Prior Period 1.4M	Prior Period 8.7%	Prior Period $15.23	Prior Period $164	Prior Period 7.4%

Availability		Inventory		Sales Past Year		Demand	
Vacant SF	13.6M	Existing Buildings	4,387	Asking Price Per SF	$186	12 Mo Net Absorp % of Inventory	1.2%
Sublet SF	2.5M	Under Construction Avg SF	268K	Sale to Asking Price Differential	-8.3%	12 Mo Leased SF	5.1M
Availability Rate	11.0%	12 Mo Demolished SF	411K	Sales Volume	$105M	Months on Market	9.8
Available SF Total	17.4M	12 Mo Occupancy % at Delivery	49.2%	Properties Sold	245	Months to Lease	6.0
Available Asking Rent/SF	$27.97	12 Mo Construction Starts SF	1.5M	Months to Sale	6.7	Months Vacant	6.0
Occupancy Rate	91.3%	12 Mo Delivered SF	2.3M	For Sale Listings	80	24 Mo Lease Renewal Rate	63.1%
Percent Leased Rate	93.2%	12 Mo Avg Delivered SF	240K	Total For Sale SF	1.3M	Population Growth 5 Yrs	2.2%

Source: CoStar Group

SALT LAKE CITY CRA

DATA - OTHER METRICS

1. HOMEOWNERSHIP RATE IS GROWING AT A SLOWER PACE THAN RENTALS
2. AT LEAST 9,065 RENTING HOUSEHOLDS FALL IN THE "EXTREMELY LOW INCOME" LIMIT SET BY HUD FOR FY23.
3. PERCENTAGE OF FAMILY HOUSEHOLDS HAVE BEEN DECREASING SINCE 2018
4. HIGHER INCOME HOUSEHOLDS MAKING $75K OR MORE HAVE INCREASED WITHIN SALT LAKE CITY THROUGH THE YEARS, LOWER INCOME HOUSEHOLD MAKING LESS THAN $50K HAVE DECREASED.
5. NUMBER OF COMMERCIAL PARCELS HAVE BEEN DECREASING WITHIN SALT LAKE CITY-- BUT CHANGES IN LAND CLASSIFICATION OBSCURE FINDINGS.
6. COMMERCIAL GROWTH RATE IS SLOWING, WHILE OCCUPANCY AND LEASE RATES HAVE INCREASED

Source: Census Bureau's 2018-2023 ACS 5-Year Estimates
Salt Lake County Assessor (5)
CoStar Group (6)

SALT LAKE CITY CRA

SALT LAKE CITY HOUSING GOALS

HOUSING SLC

- Support projects that allow tenants to build wealth and/or gain equity
- Continue to release housing funds through CRA for development or acquisition of moderate income housing
- Promote the development of affordable family-sized units with 3+ bedrooms
- Utilize Inland Port Housing Funds to expand affordable housing options

THRIVING IN PLACE

- Produce more housing, especially affordable housing
- Protect tenants from displacement, especially the most vunerable

PUBLIC SAFETY PLAN GOALS

- Increase deeply affordable housing

CRA LIVABILITY BENCHMARKS

- Ownership - Create opportunities for residents/business owners to building wealth and/or establish permanent roots
- Housing for Everyone - Promote housing for families, underserved populations and extremely low income
- Promote mixed-income developments, economically integrated communities, and opportunities for low-income residents.
- Affordable Commercial Spaces - Support mixed-use projects with space for commercial uses that serve the community

SALT LAKE CITY CRA

ANNUAL HOUSING FUNDING STRATEGY

- HOUSING FUND ALLOCATIONS
- ANNUAL HOUSING PRIORITIES
- HOUSING ACTIVITIES

FY26 RECOMMENDED ANNUAL HOUSING PRIORITIES

Seeking Board feedback today

- DEEPLY AFFORDABLE HOUSING
- FAMILY HOUSING w/ AMENITIES for CHILDREN
- WEALTH BUILDING OPPORTUNITY
- EXPAND OPPORTUNITY
- NEIGHBORHOOD COMMERCIAL AND SERVICES

SALT LAKE CITY CRA

ANNUAL HOUSING FUNDING STRATEGY

HOUSING FUND ALLOCATIONS

ANNUAL HOUSING PRIORITIES

HOUSING ACTIVITIES

RECOMMENDED HOUSING ACTIVITIES

Tools/programs by which to achieve Priorities; Seeking Board feedback today

SALT LAKE CITY CRA

HOUSING ACTIVITIES TO ACHIEVE HOUSING PRIORITIES

- Require affordable family housing and/or deeply affordable housing as threshold in Housing Development Loan Program NOFA
- Utilize interest rate reduction benchmarks (Alignment with CRA's Guiding Framework)
- Annual priorities will have greater ranking weight

SALT LAKE CITY CRA

FY26 HOUSING ACTIVITY IMPACT

HOUSING PRIORITIES	HOUSING ACTIVITIES		
	Wealth Building NOFA	Housing Development Loan Program	Land Acquisition/ Disposition
Deeply Affordable Housing		✓	✓
Affordable Family Housing w/ Amenities for Children	✓	✓	✓
Wealth Building Opportunity	✓	✓	✓
Expand Opportunity		✓	✓
Neighborhood Commercial & Services		✓	✓

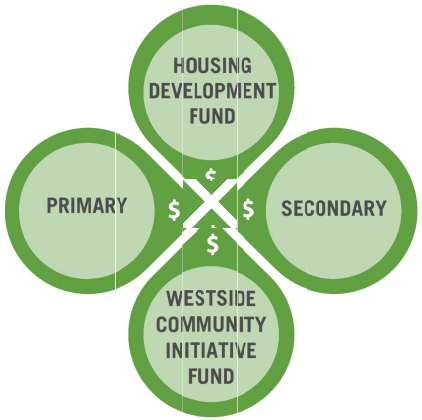
SALT LAKE CITY CRA

FY26 ANNUAL HOUSING FUNDING STRATEGY

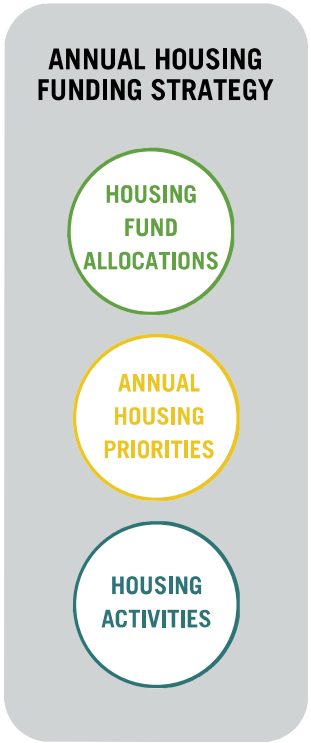
ANNUAL HOUSING PRIORITIES

HOUSING ACTIVITIES

HOUSING FUND ALLOCATIONS



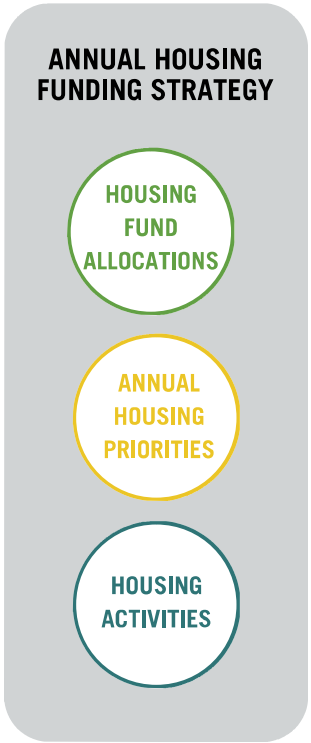
SALT LAKE CITY CRA



REDEVELOPMENT ADVISORY COMMITTEE

- Funding strategy reviewed by RAC March 5, 2025 ; no concerns raised

SALT LAKE CITY CRA



NEXT STEPS

- The CRA Board will consider approval of the FY26 housing priorities at their April meeting
- Proposed funding allocations to housing activities will be brought to the Board with the budget presentation in May
- Housing activities are approved as a part of the CRA budget approval

SALT LAKE CITY CRA