

THE FUTURE OF HOUSING: A COLLECTIVE VISION FOR AN EQUITABLE SALT LAKE CITY – UPDATE

SALT LAKE CITY COUNCIL // April 5, 2022



OVERVIEW

2022 Legislative Requirements

Moderate Income Housing Plans, Station Area Plans

Growing SLC

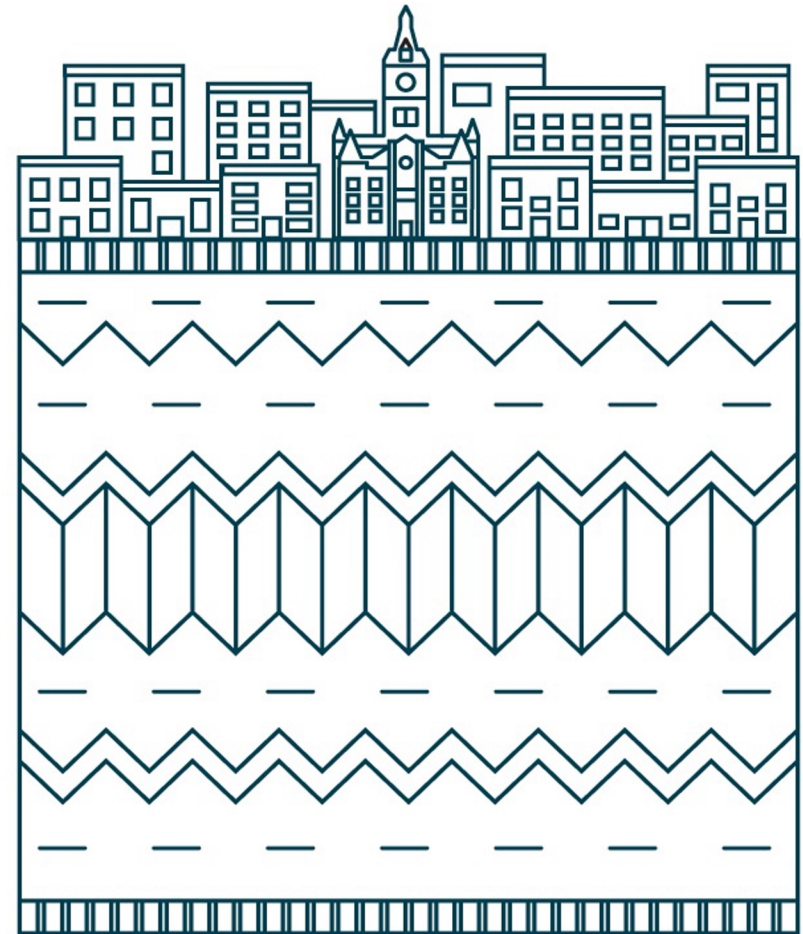
Needs, Barriers, Opportunities, Goals

Ordinances

Status, Public Process, Metrics, Transmittal

Plans

Status, Public Process, Metrics, Transmittal



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GROWING SLC // GOALS AND STRATEGIES

<i>Policy Solution</i>	<i>Growing SLC Goal and Objective</i>	<i>Moderate Income Housing Strategy*</i>
Shared Housing	G3 03.3.1: Support diverse and vibrant neighborhoods by aligning land use policies that promote a housing market capable of accommodating residents throughout all stages of life.	I – Allow single room occupancy developments.
RMF-30	G1 01.1.2: Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.	A – Rezone for densities necessary to assure the production of moderate-income housing. F – Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers. G – Encourage higher density or moderate income residential development near major transit investment corridors.
Parking Reduction	G1 01.1.4: Reduce parking requirements for affordable housing developments and eliminate parking requirements in transit-rich, walkable neighborhoods or when the specific demographics of a development require less parking, such as senior populations.	H – Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.
Affordable Housing Zoning Incentive	G1 01.1.2: Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.	A – Rezone for densities necessary to assure the production of moderate-income housing. F – Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers. G – Encourage higher density or moderate income residential development near major transit investment corridors. J – Implement zoning incentives for low to moderate income units in new developments.
ADU	G1 01.1.3: Revise the Accessory Dwelling Unit ordinance to expand its application and develop measures to promote its use.	E – Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones. M – Reduce impact fees as defined in Section 11-36a-102 related to low and moderate income housing.

In 2021, SLC was implementing policies and programs addressing **18/22 of the moderate-income housing strategies required by State statute.*

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HB 462 REQUIREMENTS

Updates Moderate Income Housing Plan

- October 1, 2022 General Plan compliance.
- Four strategies and an Implementation Plan.
- Priority consideration for funding if city can demonstrate implementation of six strategies.

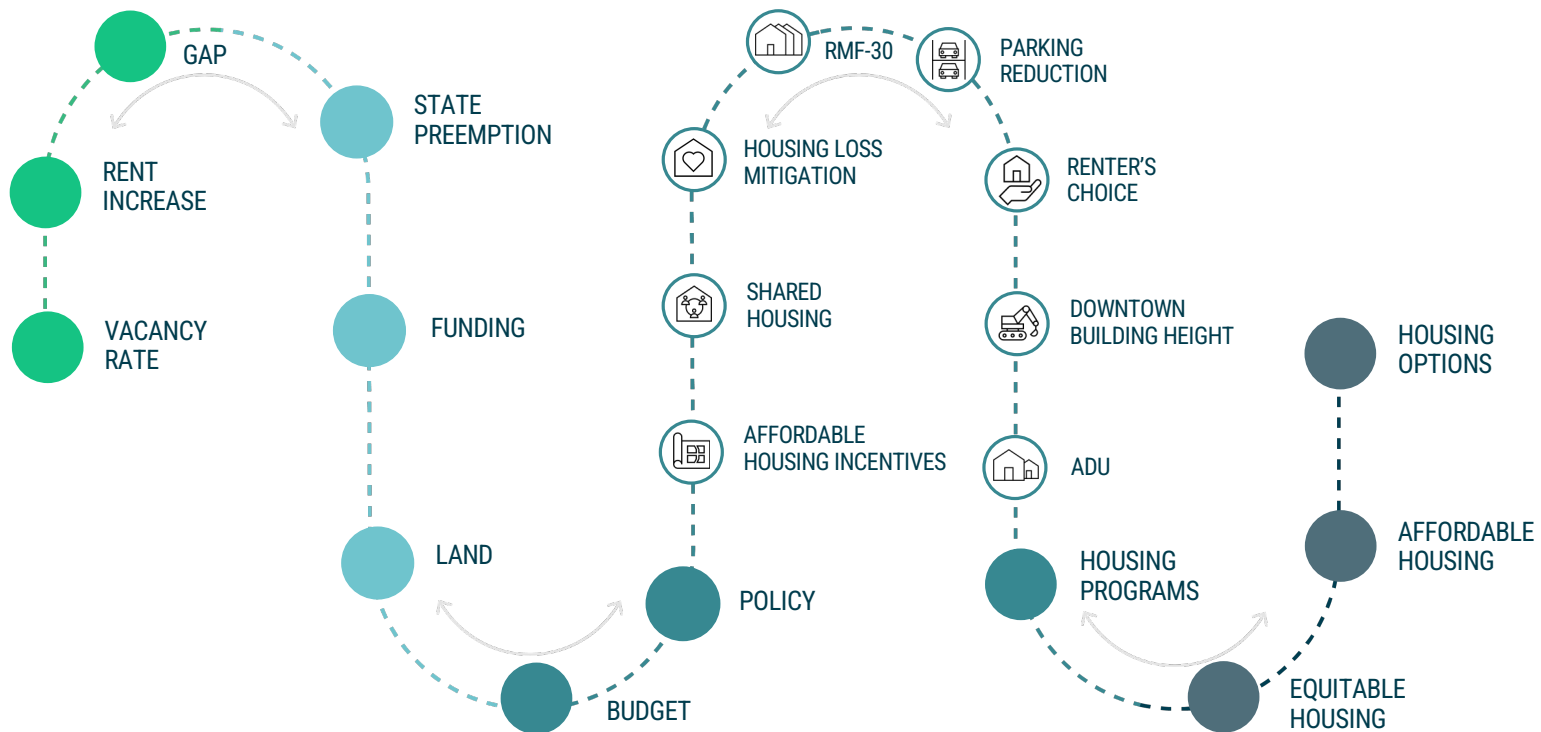
Station Area Plans

- Twenty-nine stations in Salt Lake City, four under the purview of the University of Utah.
- Twenty-three stations have an adopted SAP.
- Two stations need plans (1300 S and 2100 S).
- Five stations on the S-Line that will require coordination with South Salt Lake.
- Required to adopt resolution stating that existing plans meet new State requirements.
- WFRM, UTA, and DWS will certify plans compliance for priority funding consideration.

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GROWING SLC POLICY MAP



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ORDINANCES

ORDINANCE	STATUS	PUBLIC PROCESS	DENSITY INCREASE	AFFORDABILITY	HOUSING CHOICE	MIHP MENU	COUNCIL TRANSMITTAL
SHARED HOUSING	<i>Council</i>	<i>Completed</i>	✓	✓	✓	✓	<i>February 2020</i>
RMF-30	<i>Transmitted</i>	<i>Completed</i>	✓	✓	✓	✓	<i>May 2020</i>
PARKING REDUCTION	<i>Planning Division Revisions</i>	<i>Completed</i>	✓	✓	✓	✓	<i>March 2022 – Council Changes</i>
HOUSING LOSS MITIGATION*	<i>Research</i>	<i>TBD</i>	✗	✓	✓	✓	<i>April 2022</i>
AFFORDABLE HOUSING ZONING INCENTIVE	<i>Engagement</i>	<i>Feedback on Draft Proposal</i>	✓	✓	✓	✓	<i>September 2022</i>
ADU	<i>Research</i>	<i>Inform</i>	✓	✓	✓	✓	<i>November 2022</i>
DOWNTOWN BUILDING HEIGHT	<i>Engagement</i>	<i>Stakeholder Meetings</i>	✓	✓	✓	✓	<i>NA</i>
RENTER'S CHOICE	<i>Research</i>	<i>NA</i>	✓	✓	✓	✗	<i>NA</i>

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**A briefing for Housing Loss Mitigation is scheduled for April 12.*

PLANS // STUDIES

PLANS // STUDIES	STATUS	PUBLIC PROCESS	DENSITY INCREASE	AFFORDABILITY	HOUSING CHOICE	MIHP MENU	COUNCIL TRANSMITTAL
GROWING SLC	<i>Adopted</i>	<i>Completed</i>					<i>Completed</i>
*THRIVING IN PLACE	<i>Engagement</i>	<i>Fall 2022</i>					<i>April 2022</i>
300 WEST CORRIDOR (Zoning)	<i>Summer 2022</i>	<i>Summer 2022</i>					<i>Summer 2022</i>
BALLPARK STATION PLAN	<i>Engagement</i>	<i>Spring 2022</i>					<i>July 2022</i>
LIFE ON STATE	<i>Fall 2022</i>	<i>Fall 2022</i>					<i>Fall 2022</i>
MODERATE INCOME HOUSING PLAN	<i>Research</i>	<i>Summer 2022</i>	NA	NA	NA	NA	<i>Fall 2022</i>

**A briefing for Thriving In Place is scheduled for April 12.*

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QUESTIONS AND ANSWERS

Blake Thomas

Community and Neighborhoods Director //

blake.thomas@slc.gov

Tammy Hunsaker

Community and Neighborhoods Deputy Director of Community Services //

tammy.hunsaker@slcgov.com

Angela Price

Policy Director //

angela.price@slcgov.com



Nick Norris

Planning Director //

nick.norris@slcgov.com