Salt Lake City 2020 Moderate Income Housing Report

1. Title: Utilizing moderate income housing strategies in general plan review	2. Date: Enter the moderate income housing strategy you selected with the utilizing	3. What are the specific statutory or regulatory barriers to implementing?	4. Describe the steps the municipality is taking to implement strategy or barrier	5. Describe why the city feels it is effective in addressing the barrier	6. Describe the city's ongoing efforts to implement the strategy, and the results that have occurred	7. Describe the city's future efforts to implement the strategy, and the results it anticipates will occur	8. Describe the city's specific timeline for accomplishing the steps it will take to implement the strategy	9. Describe the city's specific timeline for evaluating the impact of such strategy	10. Which of the tools listed in the statutory menu accomplish or implement this strategy?	11. Describe the city's specific timeline for implementing the tools that it has selected. Describe how the tools will be implemented and what barriers to the city's implementation of the goals?
1. Adopt or Develop Moderate Income Housing Zones	5.P. Consider zoning amendments or rezonings to encourage moderate income housing	5.P.1.1 Flexibility Parking: Adding language to the ordinance that allows for reduced parking requirements for projects that provide moderate income housing units. Reduced parking requirements provide redevelopment opportunities, and increase the number of units that can be constructed. Additionally, reduced parking requirements can increase the number of units that can be constructed on a site. Reducing the cost to construct units has the same effect as increasing the number of units that can be constructed.	Zoning may make a project management infrastructure/internal the goals and objectives assigned to the departmental responsibility for carrying out the objectives. Participation in a program or project that boosts its capacity to carry out its assigned responsibilities. Participation in a program or project that boosts area as an center of management. Participation in a program or project that boosts area as a center of management. Zoning may be a viable interventionalmost and other the parties to interact with this housing. We can't encourage or	Zoning may make a project management infrastructure/internal the goals and objectives assigned to the departmental responsibility for carrying out the objectives. Participation in a program or project that boosts its capacity to carry out its assigned responsibilities. Participation in a program or project that boosts area as an center of management. Participation in a program or project that boosts area as a center of management. Zoning may be a viable interventionalmost and other the parties to interact with this housing. We can't encourage or	Salt Lake City is committed to the Climate Positive Business Initiative, which is a voluntary, partnership between Salt Lake City and the business community. The initiative is a commitment to reducing greenhouse gas emissions in the business community. Salt Lake City is also a member of the Sustainable Business Network of Utah, which is a network of businesses committed to sustainability.	Zoning. Planning. Economic and Neighborhoods.	Salt Lake. Planning. Economic and Neighborhoods.	Incentives are administered through a competitive housing fund and are available to qualifying developments through Salt Lake City's Housing Trust Fund. Incentives are also administered through Redevelopment Agency of Salt Lake City.	The City Council is currently reviewing an ordinance that would allow for reduced parking requirements for projects that provide moderate income housing units. The ordinance is scheduled for a public hearing on the evening of Tuesday, January 28, 2020. Implementation of the ordinance would occur shortly after the City Council's adoption of the ordinance.	Land use tools selected here are a requirement of the current public engagement process.
2. Implement the administrative approval process for moderate income housing	5.H. Affordable housing: rent subsidies	5.H.1.1 Affordable Housing: Rent subsidies. Rent subsidies can be a tool to lower the cost of housing. Rent subsidies can be a tool to lower the cost of housing.	Identify the steps a project management infrastructure/internal the goals and objectives assigned to the departmental responsibility for carrying out the objectives. Participation in a program or project that boosts its capacity to carry out its assigned responsibilities. Participation in a program or project that boosts area as an center of management. Participation in a program or project that boosts area as a center of management. Zoning may be a viable interventionalmost and other the parties to interact with this housing. We can't encourage or	Identify the barrier. It is difficult to fund a rent subsidy program with a dedicated revenue source. Unemployment costs however, are transient, and creates a little					
3. Implement the administrative approval process for moderate income housing	5.H. Affordable housing: rent subsidies	5.H.1.2 Affordable Housing: Rent subsidies. Rent subsidies can be a tool to lower the cost of housing. Rent subsidies can be a tool to lower the cost of housing.	Identify the steps a project management infrastructure/internal the goals and objectives assigned to the departmental responsibility for carrying out the objectives. Participation in a program or project that boosts its capacity to carry out its assigned responsibilities. Participation in a program or project that boosts area as an center of management. Participation in a program or project that boosts area as a center of management. Zoning may be a viable interventionalmost and other the parties to interact with this housing. We can't encourage or	Identify the barrier. It is difficult to fund a rent subsidy program with a dedicated revenue source. Unemployment costs however, are transient, and creates a little					
4. Implement the administrative approval process for moderate income housing	5.H. Affordable housing: rent subsidies	5.H.1.3 Enhance a neighborhood or community through development of underutilized properties. Rent subsidies can be a tool to lower the cost of housing. Rent subsidies can be a tool to lower the cost of housing.	Identify the steps a project management infrastructure/internal the goals and objectives assigned to the departmental responsibility for carrying out the objectives. Participation in a program or project that boosts its capacity to carry out its assigned responsibilities. Participation in a program or project that boosts area as an center of management. Participation in a program or project that boosts area as a center of management. Zoning may be a viable interventionalmost and other the parties to interact with this housing. We can't encourage or	Currently the Zoning Ordinance does not specifically allow or prohibit rent subsidies. Rent subsidies are a tool that can be used to lower the cost of housing. Rent subsidies are a tool that can be used to lower the cost of housing. Additionally, the City partners with a housing partnership that uses rent subsidies to lower the cost of housing. Partnership: Utah Community Housing Trust.	Zoning	Salt Lake or Partnership Exercise	Rents are in going to grow in tracking degradation	No specific rent subsidy program is currently available. The City is in the process of creating a program that will be a tool to lower the cost of housing. Affordable housing needs are a priority in the City's Consolidated Housing Plan.	Marketing and Partnership Exercises. Rents are in going to grow in tracking degradation
5. Utilize gap financing for affordable or other income restricted housing (i.e. not to include housing that uses only LIHTC as a financing source)	5.G. Utilize gap financing for affordable or other income restricted housing (i.e. not to include housing that uses only LIHTC as a financing source)	5.G.1.1 Gap Financing: Gap financing can be a tool to lower the cost of housing. Gap financing can be a tool to lower the cost of housing.	Identify the steps a project management infrastructure/internal the goals and objectives assigned to the departmental responsibility for carrying out the objectives. Participation in a program or project that boosts its capacity to carry out its assigned responsibilities. Participation in a program or project that boosts area as an center of management. Participation in a program or project that boosts area as a center of management. Zoning may be a viable interventionalmost and other the parties to interact with this housing. We can't encourage or	Identifying the barrier. Ongoing administration of a gap financing program is challenging. Administration of a gap financing program is a time consuming process. Through the Redevelopment Agency of Salt Lake City, Salt Lake City has a gap financing program. Through the Redevelopment Agency of Salt Lake City, Salt Lake City has a gap financing program. Under the City's gap financing program, Salt Lake City has assisted 1,000 units. Assisted 1,000 units is a lot for a City of Salt Lake City's size. The City has assisted 1,000 units through its gap financing program. The City has assisted 1,000 units through its gap financing program.	Zoning. Planning. Economic and Neighborhoods.	Development Services Division. Salt Lake Redevelopment.	Incentives are based on qualifying Development projects.	Incentives are based on qualifying Development projects.	Incentives have been assigned in previous years. Recently, incentives have been assigned in 2019.	Barriers: Lack of funding to fill gaps. Barriers: Lack of funding.
6. Create a Land Bank, and a Housing Development Fund to assist in acquisition and housing development	5.E. Establish a land bank or other mechanism for banking land for future development	5.E.1.1 Land Bank: Establishing a land bank program. Land banking can be a tool to lower the cost of housing. Land banking can be a tool to lower the cost of housing.	Identify the steps a project management infrastructure/internal the goals and objectives assigned to the departmental responsibility for carrying out the objectives. Participation in a program or project that boosts its capacity to carry out its assigned responsibilities. Participation in a program or project that boosts area as an center of management. Participation in a program or project that boosts area as a center of management. Zoning may be a viable interventionalmost and other the parties to interact with this housing. We can't encourage or	A land bank is a tool that can be used to lower the cost of housing. A land bank is a tool that can be used to lower the cost of housing. Land banking is a tool that can be used to lower the cost of housing. Land banking is a tool that can be used to lower the cost of housing.	Salt Lake or Planning. Economic and Neighborhoods.	Salt Lake or Planning. Economic and Neighborhoods.	Land Bank is an exploration and exceeded.	Land Bank is an exploration and exceeded.	Land Bank is an exploration and exceeded.	Land Bank is an exploration and exceeded.
7. Allow for higher density or moderate income residential development in commercial and mixed use zones, near transit stations, or in form based districts	5.B. Allow for higher density or moderate income residential development in commercial and mixed use zones, near transit stations, or in form based districts	5.B.1.1 Flexibility Parking: Adding language to the ordinance that allows for reduced parking requirements for projects that provide moderate income housing units.	Identify the steps a project management infrastructure/internal the goals and objectives assigned to the departmental responsibility for carrying out the objectives. Participation in a program or project that boosts its capacity to carry out its assigned responsibilities. Participation in a program or project that boosts area as an center of management. Participation in a program or project that boosts area as a center of management. Zoning may be a viable interventionalmost and other the parties to interact with this housing. We can't encourage or	Identifying the barrier. Ongoing administration of a gap financing program is challenging. Administration of a gap financing program is a time consuming process. Through the Redevelopment Agency of Salt Lake City, Salt Lake City has a gap financing program. Under the City's gap financing program, Salt Lake City has assisted 1,000 units. Assisted 1,000 units is a lot for a City of Salt Lake City's size. The City has assisted 1,000 units through its gap financing program. The City has assisted 1,000 units through its gap financing program.	Zoning. Planning. Economic and Neighborhoods.	Salt Lake. Planning. Economic and Neighborhoods.	Incentives are administered through a competitive housing fund and are available to qualifying developments through Salt Lake City's Housing Trust Fund. Incentives are also administered through Redevelopment Agency of Salt Lake City.	The City Council is currently reviewing a proposed ordinance that would allow for reduced parking requirements for projects that provide moderate income housing units. The ordinance is scheduled for a public hearing on the evening of Tuesday, January 28, 2020. Implementation of the ordinance would occur shortly after the City Council's adoption of the ordinance.	Land use tools selected here are a requirement of the current public engagement process.
8. Encourage higher density or moderate income residential development near major transit investment corridors.	5.B. Allow for higher density or moderate income residential development in commercial and mixed use zones, near transit stations, or in form based districts	5.B.1.1 Flexibility Parking: Adding language to the ordinance that allows for reduced parking requirements for projects that provide moderate income housing units.	Identify the steps a project management infrastructure/internal the goals and objectives assigned to the departmental responsibility for carrying out the objectives. Participation in a program or project that boosts its capacity to carry out its assigned responsibilities. Participation in a program or project that boosts area as an center of management. Participation in a program or project that boosts area as a center of management. Zoning may be a viable interventionalmost and other the parties to interact with this housing. We can't encourage or	Planning has increased density and reduced parking requirements in the Downtown Core and Gateway Mixed Use Zoning Districts. Planning has also reduced parking requirements in the Central Business District, Downtown Support, Gateway Support, and Transit Station Area Zoning Districts. Increased density and reduced parking requirements have resulted in the creation of more housing units.	Zoning. Planning. Economic and Neighborhoods.	Salt Lake. Planning. Economic and Neighborhoods.	The Affordable Housing Trust Fund provides a revolving loan fund for the Affordable Housing Trust Fund. Incentives are also administered through Redevelopment Agency of Salt Lake City. Incentives for affordable housing are also administered through Redevelopment Agency of Salt Lake City.	Zoning Ordinance Changes have been being pursued. The City Council is currently reviewing a proposed ordinance that would allow for reduced parking requirements for projects that provide moderate income housing units. The ordinance is scheduled for a public hearing on the evening of Tuesday, January 28, 2020. Implementation of the ordinance would occur shortly after the City Council's adoption of the ordinance.	Land use tools selected here are a requirement of the current public engagement process.
9. Eliminate or reduce impact fees as a tool to lower the cost of housing	5.N. Eliminate or reduce impact fees as a tool to lower the cost of housing	5.N.1.1 Impact Fees: Adjusting impact fees can be a tool to lower the cost of housing. Impact fees can be a tool to lower the cost of housing.	Identify the steps a project management infrastructure/internal the goals and objectives assigned to the departmental responsibility for carrying out the objectives. Participation in a program or project that boosts its capacity to carry out its assigned responsibilities. Participation in a program or project that boosts area as an center of management. Participation in a program or project that boosts area as a center of management. Zoning may be a viable interventionalmost and other the parties to interact with this housing. We can't encourage or	Impact fees are a tool that can be used to lower the cost of housing. Impact fees are a tool that can be used to lower the cost of housing. Impact fees are a tool that can be used to lower the cost of housing. Impact fees are a tool that can be used to lower the cost of housing.	Zoning and Planning.	Salt Lake.	Impact fees. Development Fees.	Impact fees. Development Fees.	Impact fees. Development Fees.	Impact fees. Development Fees.
10. Implement a mortgage assistance program for employees of the employer that offers the program, which may include contribution toward down payment or closing costs	Not Applicable. This strategy is not a tool that can be used to lower the cost of housing. Not Applicable. This strategy is not a tool that can be used to lower the cost of housing.	Not Applicable. This strategy is not a tool that can be used to lower the cost of housing. Not Applicable. This strategy is not a tool that can be used to lower the cost of housing.								
11. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, unless it would result in undue financial burden on the municipality.	5.A. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing	5.A.1.1 Incentive: Partnership with Housing Authority to leverage resources for affordable housing. Partnership with Housing Authority to leverage resources for affordable housing.	Identify the steps a project management infrastructure/internal the goals and objectives assigned to the departmental responsibility for carrying out the objectives. Participation in a program or project that boosts its capacity to carry out its assigned responsibilities. Participation in a program or project that boosts area as an center of management. Participation in a program or project that boosts area as a center of management. Zoning may be a viable interventionalmost and other the parties to interact with this housing. We can't encourage or	Provided that resources in the Housing Authority are a tool that can be used to lower the cost of housing. Provided that resources in the Housing Authority are a tool that can be used to lower the cost of housing.	Salt Lake. Housing. City Council.	Salt Lake. Funding.	Project is ongoing.	In May 2020, the RDA provided a loan to the Housing Authority of Salt Lake City for the Jordan River Commons Apartments. The Jordan River Commons Apartments is a 100 unit affordable housing project.	Implementation is on the Internal Work plan.
12. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, unless it would result in undue financial burden on the municipality.	Not Applicable. This strategy is not a tool that can be used to lower the cost of housing. Not Applicable. This strategy is not a tool that can be used to lower the cost of housing.									
13. Apply for or partner with an entity that applies for or administers a program for housing rehabilitation, assistance, and preservation.	5.A. Apply for or partner with an entity that applies for or administers a program for housing rehabilitation, assistance, and preservation	5.A.1.2 Incentive: Partnership with Housing Authority to leverage resources for affordable housing. Partnership with Housing Authority to leverage resources for affordable housing.	Identify the steps a project management infrastructure/internal the goals and objectives assigned to the departmental responsibility for carrying out the objectives. Participation in a program or project that boosts its capacity to carry out its assigned responsibilities. Participation in a program or project that boosts area as an center of management. Participation in a program or project that boosts area as a center of management. Zoning may be a viable interventionalmost and other the parties to interact with this housing. We can't encourage or	Providing assistance to the Housing Authority of Salt Lake City is a tool that can be used to lower the cost of housing. Providing assistance to the Housing Authority of Salt Lake City is a tool that can be used to lower the cost of housing.	Salt Lake. Housing.	Salt Lake. Funding.	Project is ongoing.	The City has contracted with the Housing Authority of Salt Lake City to administer the City's Housing Rehabilitation Program.	Marketing and Partnership Exercises. Rents are in going to grow in tracking degradation.
14. Apply for or partner with an entity that applies for or administers a program for energy efficiency upgrades to moderate income housing units	5.A. Apply for or partner with an entity that applies for or administers a program for energy efficiency upgrades to moderate income housing units	5.A.1.3 Incentive: Partnership with Housing Authority to leverage resources for affordable housing. Partnership with Housing Authority to leverage resources for affordable housing.	Identify the steps a project management infrastructure/internal the goals and objectives assigned to the departmental responsibility for carrying out the objectives. Participation in a program or project that boosts its capacity to carry out its assigned responsibilities. Participation in a program or project that boosts area as an center of management. Participation in a program or project that boosts area as a center of management. Zoning may be a viable interventionalmost and other the parties to interact with this housing. We can't encourage or	Providing assistance to the Housing Authority of Salt Lake City is a tool that can be used to lower the cost of housing. Providing assistance to the Housing Authority of Salt Lake City is a tool that can be used to lower the cost of housing.	Salt Lake. City Council.	Salt Lake. Funding.	Project is ongoing.	The City has contracted with the Housing Authority of Salt Lake City to administer the City's Housing Rehabilitation Program.	Marketing and Partnership Exercises. Rents are in going to grow in tracking degradation.
15. Apply for or partner with an entity that applies for or administers a program for indoor emissions improvements in moderate income housing units	Not Applicable. This strategy is not a tool that can be used to lower the cost of housing. Not Applicable. This strategy is not a tool that can be used to lower the cost of housing.									
16. Apply for or partner with an entity that applies for or administers a program for health, vitality, and sustainability for moderate income residents of the municipality	5.A. Apply for or partner with an entity that applies for or administers a program for health, vitality, and sustainability for moderate income residents of the municipality	5.A.1.4 Incentive: Partnership with Housing Authority to leverage resources for affordable housing. Partnership with Housing Authority to leverage resources for affordable housing.	Identify the steps a project management infrastructure/internal the goals and objectives assigned to the departmental responsibility for carrying out the objectives. Participation in a program or project that boosts its capacity to carry out its assigned responsibilities. Participation in a program or project that boosts area as an center of management. Participation in a program or project that boosts area as a center of management. Zoning may be a viable interventionalmost and other the parties to interact with this housing. We can't encourage or	Providing assistance to the Housing Authority of Salt Lake City is a tool that can be used to lower the cost of housing. Providing assistance to the Housing Authority of Salt Lake City is a tool that can be used to lower the cost of housing.	Salt Lake. City Council.	Salt Lake. Funding.	Project is ongoing.	The City has contracted with the Housing Authority of Salt Lake City to administer the City's Housing Rehabilitation Program.	Marketing and Partnership Exercises. Rents are in going to grow in tracking degradation.
17. Utilize a density bonus or other incentive based zoning to promote moderate income housing units in a zone in which residential is the predominant land use	5.F. Affordable housing: density bonuses	5.F.1.1 Incentive: Density Bonuses. Density bonuses can be a tool to lower the cost of housing. Density bonuses can be a tool to lower the cost of housing.	Identify the steps a project management infrastructure/internal the goals and objectives assigned to the departmental responsibility for carrying out the objectives. Participation in a program or project that boosts its capacity to carry out its assigned responsibilities. Participation in a program or project that boosts area as an center of management. Participation in a program or project that boosts area as a center of management. Zoning may be a viable interventionalmost and other the parties to interact with this housing. We can't encourage or	Density bonuses are a tool that can be used to lower the cost of housing. Density bonuses are a tool that can be used to lower the cost of housing.	Zoning. Planning. Economic and Neighborhoods.	Salt Lake.	Incentives are based on qualifying Development projects.	Incentives are based on qualifying Development projects.	No specific timeline. Density bonuses are available.	Existing density and development patterns are barriers.