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# HOUSING SLC

## *COMMENT PERIOD REPORT*

SPRING 2023



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# Project Background

As the City's previous housing plan, Growing SLC, nears expiration, Salt Lake City has prepared [Housing SLC](#) as a new five-year housing plan for 2023-2027. The Department of Community and Neighborhoods (CAN) led the effort to coordinate the Plan with support of other various City departments. A full description of this project, including engagement efforts and the full plan, can be found on the project's webpage [here](#).

This plan was made public March 2, 2023, commencing a 45-day comment period ending April 16, 2023. As time allowed, the comment period was extended to April 26, 2023 in preparation for the Planning Commission Public Hearing on that day.

The following pages report the results of the comment period. Along with these findings, the Plan will be presented to the City Council in May 2023.



# Engagement Methods

The survey was posted on the project's webpage with additional information about the plan and previous engagement. The survey was promoted in the follow ways:

- Shared on City's social media platforms including Facebook, Instagram, and Twitter.
- Sent out via newsletters including the City's feedback Community list and the Housing SLC Project Update List.
- Posted flyers at all library branches, various homeless resource centers, local college campuses, and other community centers.
- In-person events including the Homeless Resource Fair sponsored by HEART and the April 18th City Council meeting at the Fairpark.



## Survey Summary

Over the 45-day comment period, including the 10-day extension, 125 responses were collected and analyzed.

Respondents were asked specifically to comment on how the Plan's goals and metrics addressed their personal housing needs and the needs of the City more generally. The comment form also collected general comments on the plan.

The survey was accessible through the project's webpage. The link to the webpage was distributed via newsletters, social media posts, printed flyers, and shared in person at community meetings and local city events.

# Survey Results

## Likert Responses

Complete the following sentence:

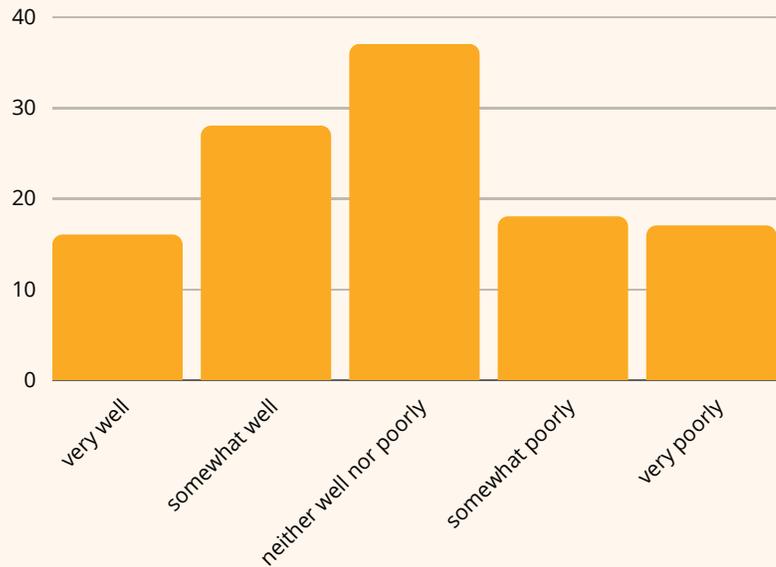
**"These goals and metrics address my personal housing needs..."**

Options: very well, somewhat well, neither well not poorly, somewhat poorly, very poorly

32% of respondents think these goals and metrics address their personal housing needs "neither well nor poorly."

A slightly higher percentage (38%) of respondents selected a positive response compared to a negative one (30%).\*

*\*9 people did not respond to this question*



Complete the following sentence:

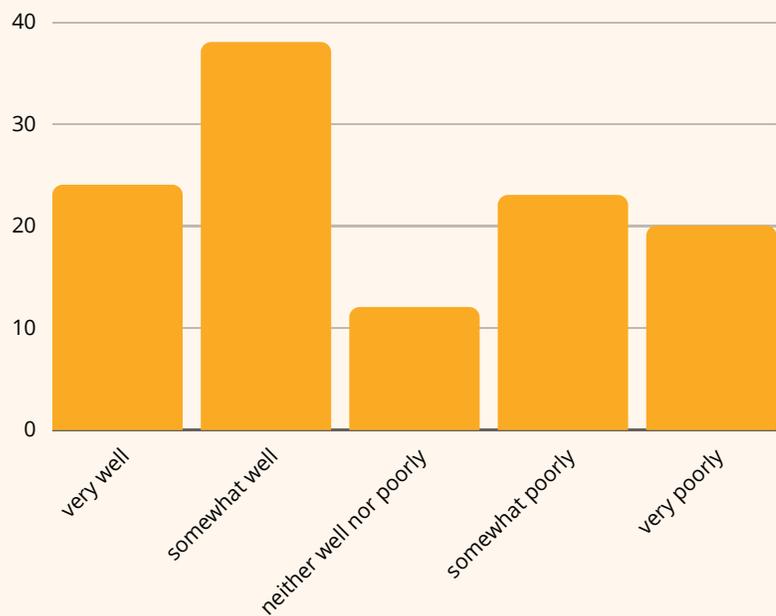
**"These goals and metrics address the City's housing needs..."**

Options: very well, somewhat well, neither well not poorly, somewhat poorly, very poorly

32% of respondents reported that these goals and metrics address the City's housing needs "somewhat well"

A higher percentage (53%) of respondents selected a positive response compared to a negative one (37%). \*

*\*8 people did not respond to this question*



## Comment Responses

### "Which goals or metrics are not clear or unnecessary?"

Respondents were asked to provide thoughts on the clarity of the goals and metrics. The full list of comments can be found on page 11. Common themes of confusion or lack of clarity included:



#### Goal 1:

- Concern that "reducing water use" and "improving air quality" are paired together in one goal.
- Concern that metrics may be driven by profit.
- Request for transparency in the process when applying for and receiving affordable housing.
- Unclear what certain terms mean in this context:
  - Is "unit" considered a house, condo or apartment?
  - What is the basis of AMI?
  - What does "deeply affordable" mean?

#### Goal 2:

- Concern that metrics are redundant and unrealistic.
- Unclear what "stability" means in this context.

#### Goal 3:

- Concern that metrics are not specific enough.
- Unclear what "opportunities" means in this context.
- Unclear who this can benefit and how.

#### General:

- Unclear what role the City government plays in determining private property costs
- Unclear which metrics are specific to owners verses renters.
- Unclear how provided numbers were determined and an overall feeling of lack of context.

## "What other goals or metrics should be included?"

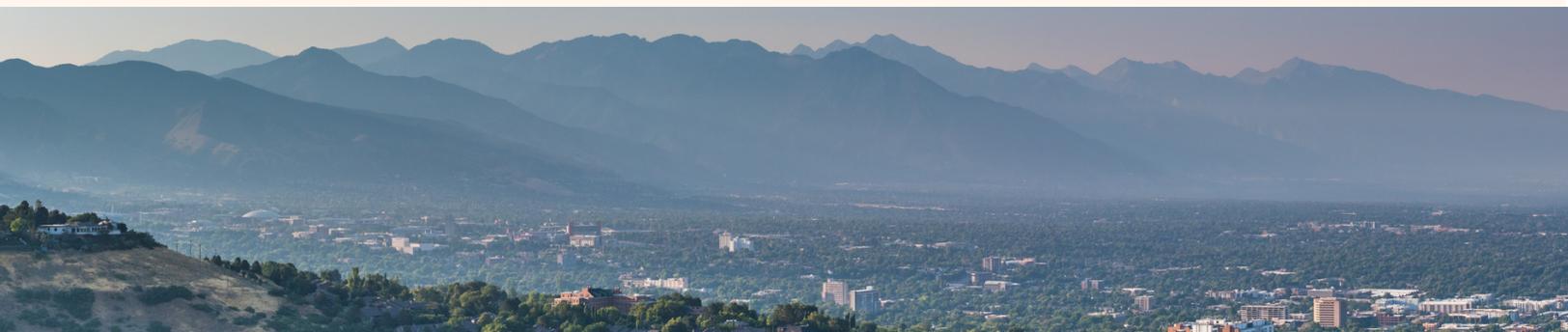
Respondents were asked to suggest other goals and metrics that should be considered. The full list of comments can be found on page 15. Common themes in these comments included:

- Address the challenge of gentrification
- Create goals to support unhoused individuals
- Evaluate housing issues for mid-income people, not just low-income
- Create goals addressing mixed use development, diversifying what is being built
- Be specific about environmental impacts for air and water
- Protect and preserve historic buildings
- Create goals for using current housing and infrastructure in the solution
- Provide resources and support for both buyers and renters
- Increase transparency and speed in the process of applying for and obtaining affordable housing
- Provide case managers to help with transitioning from income brackets and thus housing accommodations

## "What else would you like us to know, to help ensure the best strategy possible?"

Respondents were asked to leave any other thoughts regarding the plan. The full list of comments can be found on page 19. Many valuable thoughts and feelings were shared, including the following themes:

- Concern for who this plan will effect both positively and negatively
- Request for more focus on ownership (homes, condos, or townhomes)
- Support for increasing the housing supply
- Opposition to subsidized housing, ADUs, or general government involvement
- Concern for the unhoused population
- Request for more local, diverse and imaginative developers
- Request for actions that will increase property value
- Request to amplify voices of residents, especially those who have been through this housing process
- Request for a better process for helping those who are transitioning out of low-income housing
- Request for more communication and access to resources regarding housing



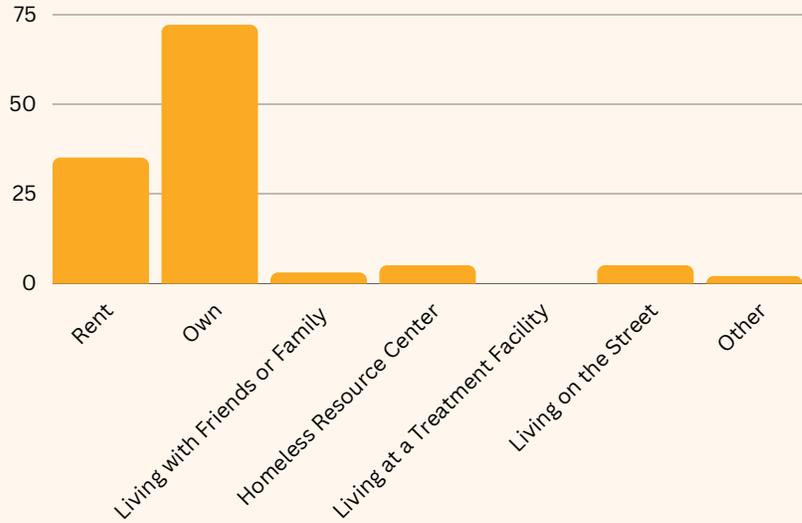
## Demographics

### "Which of the following best describes your current living situation?"

Respondents were asked to select the most accurate option that described their current living situation.

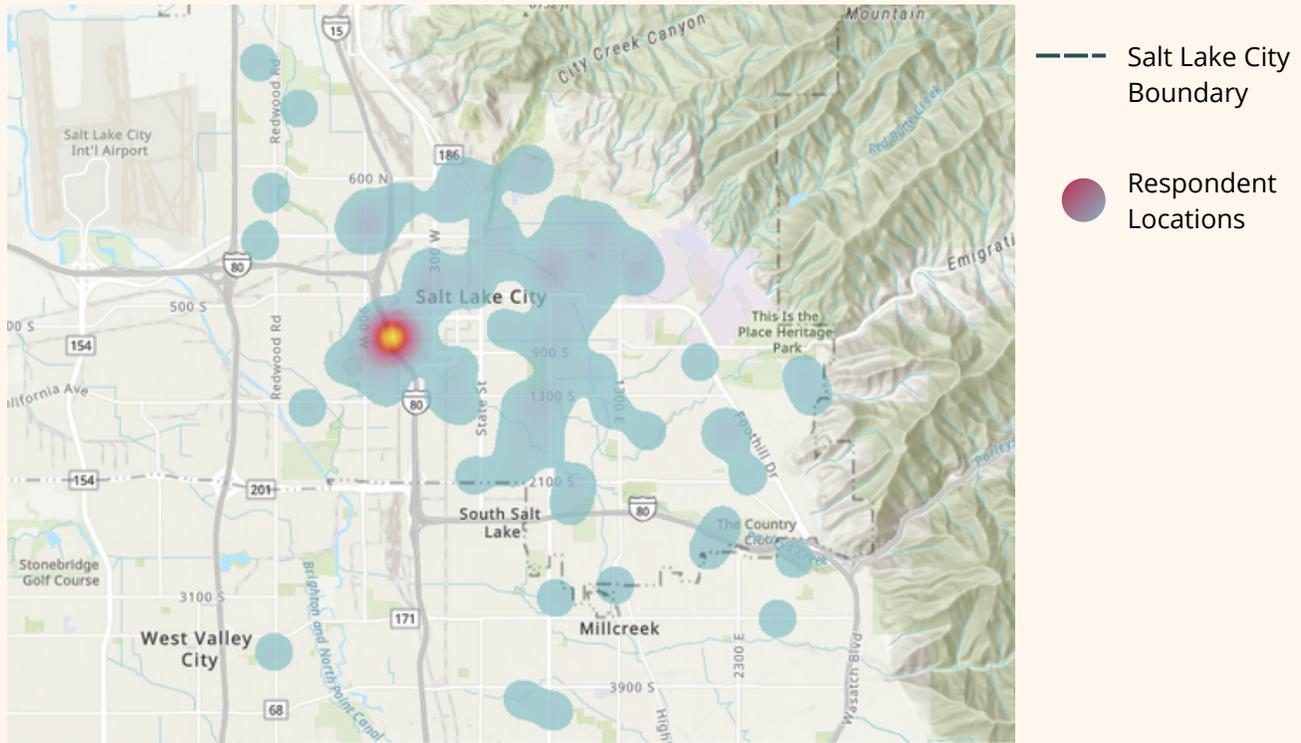
Majority of respondents (59%) reported to be current owners of their living place.

\*3 people did not respond to this question



### "Where do you live in Salt Lake City?"

Respondents were asked to select on a map the approximate location of where they live.



# Demographic Trends

This section takes a deeper look into the relationship between a respondent's living situation and how well they perceive the proposed goals and metrics address the housing needs them personally and for the city as a whole.

For analysis, responses were categorized in four groups:

1. Negative: respondent selected "somewhat poorly" or "very poorly"
2. Positive: respondent selected "somewhat well" or "very well"
3. Neutral: respondent selected "neither well nor poorly"
4. Unknown: respondent either selected "other" or did not answer

These groups were cross referenced by the selected living situation:

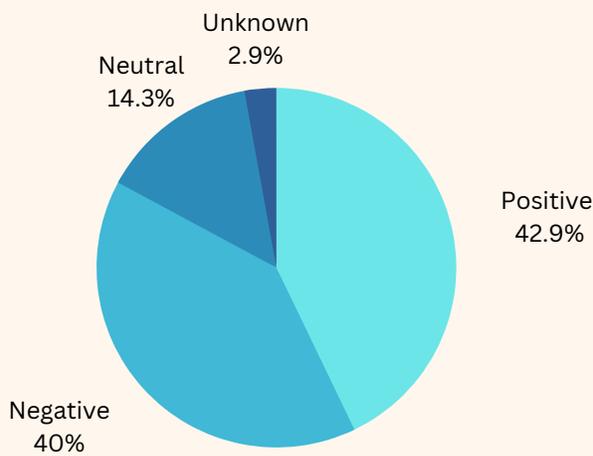
- Rent: respondent selected "rent"
- Own: respondent selected "own"
- Not Paying: respondent selected "Living with friends or family", "Living on the street", "Living at a homeless resource center" or "other" and specified a non-paying location
- Undetermined: respondents either selected "other" and did not specify or did not answer

This analysis provides an overview of positive and negative responses from those different living situations. Doing so allows us to see whether or not trends are skewed towards a certain group or whether there is broad consensus among Salt Lakers on their response to the proposed goals and metrics.

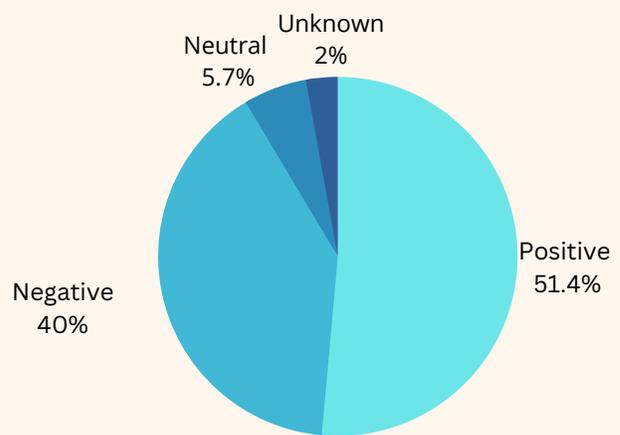
## Renters: 35 Total

How well goals and metrics addressed...

Personal Housing Needs



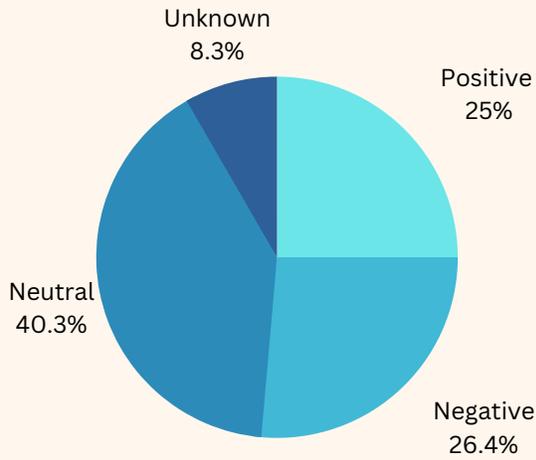
The City's Housing Needs



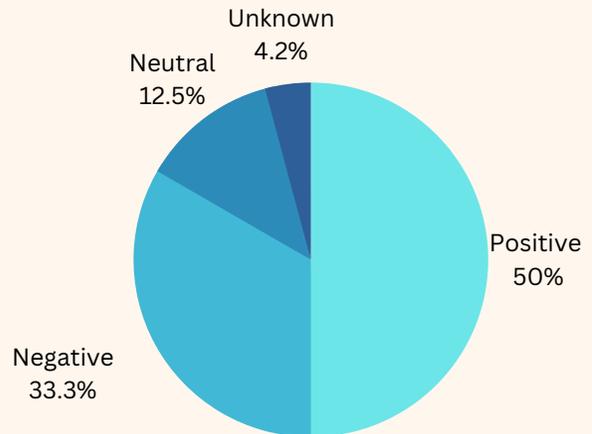
## Owners: 72 Total

How well goals and metrics addressed...

### Personal Housing Needs



### The City's Housing Needs

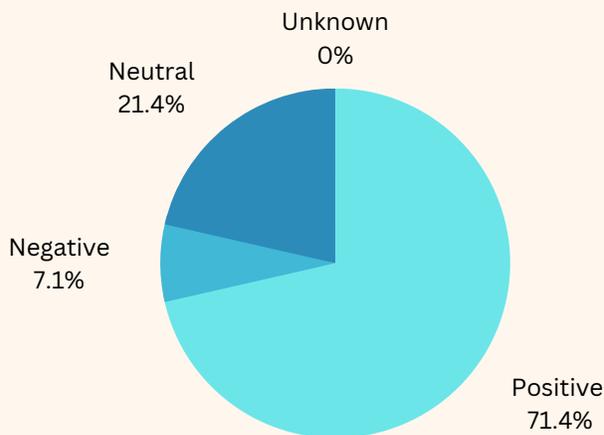


## Not Paying: 14 Total

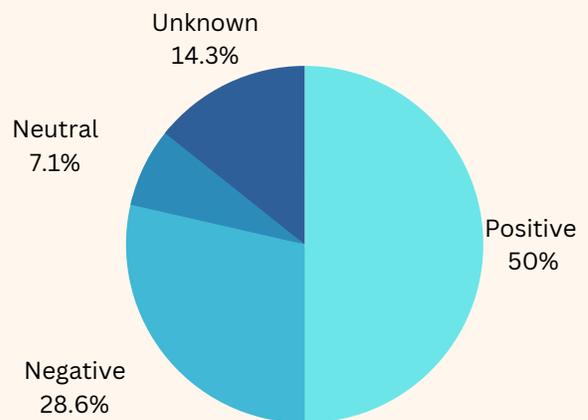
(Homeless Resource Center- 5, Living on the Street or in a car- 6, Living with family or friends- 3 )

How well goals and metrics addressed...

### Personal Housing Needs



### The City's Housing Needs

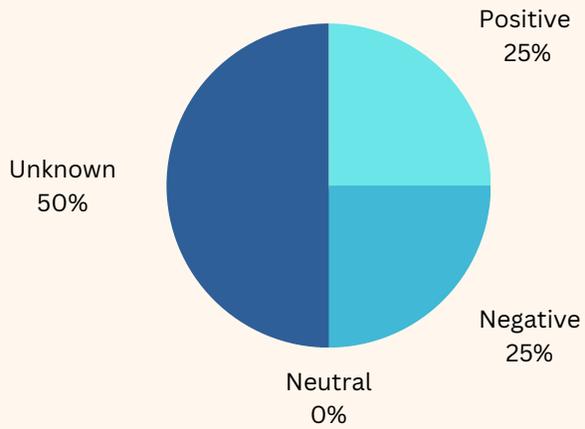


## Undetermined: 35 Total

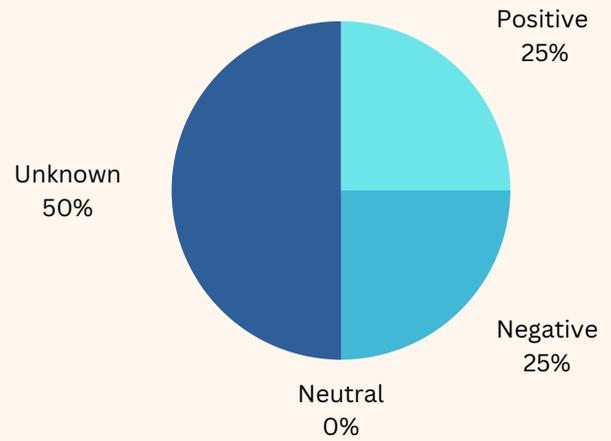
("other" and did not specify- 1 or did not answer -3)

How well goals and metrics addressed...

Personal Housing Needs



The City's Housing Needs



# Full Comment List

## "Which goals or metrics are not clear or unnecessary?"

- You combined water and air goals with another goal of additional units/opportunities. They each deserve a spot at the table as EXISTING housing can be made more efficient/clean air oriented.
- N/A
- Not everyone needs to live in SLC, making it way too crowded and congested. People need to have some accountability for their goals and not just a handout.
- They seem clear enough to me.
- The city's response to approved clients is poor, my clients get approval notices then no response from the city housing workers then suddenly have not met their requirement in a timely manner and have lost their vouchers. The city housing authority do not answer their phones and do not have walkin hours, they are not able to be contacted by community members trying to get housing benefits, so you can build and build and build but how do people get access without a wish and a prayer?
- It's not super clear who is going to own this new housing. To me it's important to know the parties involved in this plan. If it's going to be non market/non profit housing I feel like that should be stated. And there should be some type of agreement on the conditions in which that these type of establishments can raise rent prices.
- The 10,000 housing units goal is only serves wealthy developers who don't live in our city nor care about QOL in our city. This goal is profit motivated, not realistic, nor the best means for addressing low income housing shortage. Less than half of the units would meet the needs of low income individuals and families. This majority of SLC citizens want single family homes on single family lots and the city leaders are not listening. Growth can and should be slowed.
- #2 has no real metrics. HOW will you increase programs? Create new ones? Fund existing ones? Is 10,000 low-income individuals 10,000 single people, 2,500 families of 4?
- Goal #1. There is little information on how the city plans on how these measures will reduce overall water use and improving air quality. How are developers going to contribute to this. Will the city make rules that developers have to include a certain amount of green space in, on top of, or around their buildings? Will open green space be required between each new building? Not just crammed up against each other and the maximum amount of people in a limited square space in new buildings?
- Stop promoting and allowing the mass construction of mid-rise apartment buildings. High density housing is fine but a reasonable percentage of construction should be condominiums so that residents can own and not be forced into subscription housing. These projects benefit investors and corporations not citizens. No one builds wealth by renting.
- You can't have both "stability" and "increased housing supply." If you aim for "stability" you will continue to get higher housing prices. Building more housing implies dynamism and that includes neighborhoods changing. (Neighborhoods will change regardless from higher prices if we don't build.) It is not the city's job to subsidize housing. It's the city's job to get out of the way of increasing the supply of housing. Subsidizing demand while restricting supply leads to even higher prices.
- In goal #3, 'opportunities' is unclear. Does the City have any specific plans to provide these 'opportunities'? Without more detail, I'm skeptical that they will evolve beyond ideation.
- Is average monthly income AMI based on all adults? SLC adults? What age group?
- Metrics are simply metrics. The business behind these goals is what isn't laid out. What percentage of these projects get allocated towards minority owned? What new infrastructure will the city contribute to offset the increased population? What are the design parameters mandated for said projects? Need more information, maps, plans, clarity.
- If the City wishes to attract and retain companies and their employees who fall into middle and upper income ranges, the City MUST NOT undertake plans which devalue or otherwise are seen to degrade high value properties by permitting neighboring properties to turn into multiple unrelated person or multiple family dwellings. To do so would only drive such residents out into residential areas beyond the control of the City.

- How will the "Provide affordable homeownership and wealth and equity building opportunities to 1,000 low-income households" be accomplished?
- None of these goals is necessary or desirable. Residents of SLC are not complaining. Non-residents are complaining so the City is catering to their wishes, not those of the residents.
- Deeply affordable units? What does that mean? Is a 2 bedroom apartment going to rent for \$500 per month? The owner can rent it for \$1200 per month, property tax is charged on the value of the building. Does the owner donate \$700 per month? I don't understand! How can it be deeply affordable? Impossible, but help increase the income of the people. That would be difficult but possible. If I can help let me know.
- Is a "unit" considered a house, condo or apartment? Are the 10,000 units meant to be rentals or owned properties? Are only the 1000 units mentioned in goal 3 meant for ownership while the other 9,000 will be rentals?
- Lack of focus on family housing. The plan touches on this, but it's not a large focus.
- I think the city should begin building municipal housing to help anchor rental prices at a reasonable rate. Rents have increased considerably, have led to a surge in homelessness, and are making it difficult for low and middle income people to live in the city.
- Low income people don't need to live in the city
- It doesn't matter how many units are available if it takes 7 years to get housing through HUD. The availability of non-HUD units is extremely competitive and I can't afford \$1200 a month.
- 2.1 What is the current permitting and licensing process and data for? This seems redundant and frankly, like a freshman attempt at a problem that has existed for quite some time and receives a fortune currently. What a let down this is!!
- I think the homeownership goals are a bit light.
- Protection and preservation needed for historic housing and buildings. Creative reuse for existing buildings. Ordinance support of SROs, duplexes, triplex and fourplex buildings being able to be built.
- I do not see the role of City government to include determining the cost of private property.
- Overall comment: there is discussion of upzoning in commercial areas and around transit stations-- which is needed. However, the plan should also include upzoning in areas that are currently zoned for single-family residential. These zones not only make up a significant (perhaps even a majority) of our city's land area, but they are also typically the highest opportunity areas. If SLC is committed to housing affordability, it needs to revert to allowing more 2+ units in every area of the city.
- How to house people on the street and how to assist others and a Home, ownership
- Increase deeply affordable housing for senior citizens who live on a fixed income that puts them in the very low-income category. We are growing in number, especially those of us who are older than 65, female, and single. At my age and with no assets, I will never be able to own a home, but I would like to have a comfortable, affordable apartment.
- GREEN SPACE! There is already way too much housing being built in SLC. Those people need a place to walk their dog, get some exercise and a place for their kids to play. Isn't there an ordinance for a certain amount of green space per housing unit? Or something like that?
- Strategy A: Rezone for densities necessary to facilitate the production of more housing. This is the most important strategy. It is unclear why the City has not selected this as a strategy.
- A single city along the Wasatch front is not going to address the air quality. The costs of rent in the city are outrageously expensive and should be a metric. When you can purchase a home and hold on to it for 3 years and find out that the average price of rent is more than your mortgage then you know you have a problem.
- WHO is going to pay for all these wonderful "free" things? Our taxes are out of control already! What is "AMI" - I don't see a definition anywhere in this little light on information idea or whatever it is. How do you intend to "mitigate" displacement; "serve renter households", "serve family households" and "increase geographic equity"? Not one of these is described or defined. This must be something we don't need to know. The entire plan is full of questions and lots of innuendo. Really?
- 5500 deeply affordable housing units needed. Only 2000 in proposed plan??? 2000 affordable rent units in plan??? Current rents have greatly outpaced affordability and hardworking people live in dilapidated housing. City is building huge amount of units with rents rates way too high for regular people who don't have tech jobs or come from California. My children grew up here in SLC and can not afford a decent living space for rent. Rent amounts are too high out of a regular paycheck.

- How did you come up with the numbers? Are these estimates? Do you have real data? With the bank failures and tech lay-offs, housing in Utah may not be as critical as it once was.
- Show address to housing
- I'm unclear on the housing affordability to increase homeownership for low income housing. Would love to learn about the specifics of that plan.
- More clarity on #2 on monitor factors that impact housing stability such as economic development and investment and LMI neighborhoods, vacant retail, etc.
- While the goals and metrics are commendable, it is difficult to understand them without the context of how many families/individuals need to be served; if there are 1,000 low-income households needing greater equity building opportunities, then this is excellent! If there are 20,000 low-income households needing greater equity building opportunities, the plan is commendable, but insufficient.
- I think everything is well said and done
- How much is the expected rent on the 5,500 units
- The time it takes to get into the program
- These are unlikely to happen. They need to add more affordable housing with an easier process to. There needs to be four questions they ask and then they either give you the house or they don't.
- No
- Just need much more housing than even suggested here. At all price points.
- No
- They are good. There needs to be more.
- How fast are the housing process
- None
- None
- I believe that constant growth should not be a goal. When we build thousands of units, we invite thousands more people to move here. Why do we want that? It's important to house the unhoused, and there's a need for affordable housing for those making modest salaries. But beyond that, please just stop. In addition, the new housing is totally soulless. Look to San Francisco for high-density housing that offers charm and a sense of place, rather than the Communist-era monstrosities now being built.
- I think the goals are great. I would add to the first, direct provision of high quality, environmentally efficient, mixed-income PUBLIC housing (including deeply affordable units).
- More explicit goals for addressing the unhoused population please!
- How would you reach the goal?
- I think most of the time affordable housing doesn't really seem that affordable.
- All goals or metrics appear realistic and attainable.
- More deeply affordable units. Protections to keep certain neighborhoods from being gentrified and becoming unaffordable.
- Parking and commercial opportunities
- Goals seem OK, but parking must be addressed. Affordable housing.
- "Entitle 10,000 new housing units throughout the city. Minimum 2,000 units deeply affordable (30% AMI or below), Minimum 2,000 units affordable (31% - 80% AMI)"
- Given the primarily mentioned "Make progress toward closing the housing gap of 5,500 units of deeply affordable housing," adding 2,000 deeply affordable units out of the 10,000 goal amount is really missing the target. It is not clear to me why 5,500 deeply affordable, heck 10,000 deeply affordable units can't be the goal to start with.
- How is this suppose to get people out of renting? The problem isn't just a lack of houses, it's a lack of affordable house that are owned by the family that lives there.
- Where is the growth going to be. How do you intend sustain the already well established suburban neighborhoods? How come we always see luxury condos, apartments and townhomes? What haven't you been working on this for at least the last decade?
- We do NOT need fancy apartments and condos!!! That is not the answer SLC. More affordable HOUSES, and small apartment complexes that are LOCALLY owned and operated.

- You say to track and analyze, but nothing about react to. Building more apartments only benefits the developers. "Provide affordable homeownership and wealth and equity building opportunities to 1,000 low-income households. " Only 1000? What about the moderate income households that can't afford a 2 bed 1 bath?
- Increase access and readability of transportation that is not cars. This will allow for space to be used for housing and not parking.
- Why is Salt Lake City residents majority renters? The reason is unclear. Is it by choice or necessity? I don't have data, but I often hear people talk about wanting to purchase a home/condo but have to rent. Why offer only 1,000 low-income households the opportunity to become homeowners? How to define low-income? How many properties will be available to moderate income households. There are people who may not be low-income, but still cannot afford to afford to own property.
- Where these units are proposed to be built.
- There are a lot of reasons people are homeless, lack of affordable shelter isn't the main reason, substance abuse is the main reason in the liberty park area
- What \$\$ increases will you have for infrastructure? Roads, transit, maintenance. Unclear why the housing all needs to happen in the city. What does the proximity to the airport have to do with buildability? Preservation is an issue, as well as the demolition of any affordable business spaces that a small business could afford. No thought to the walkability of the city. Large blocks no ground-level space for shops. What is the 10–15-year plan? All of these new apartments will be falling down.
- Scrap all of this and introduce rent control.
- Increase housing stability throughout the city. No idea what all that might entail.
- The goals are clear, but are not enough. SLC is less liveable than California which is a crying shame. You need far more of what you termed deeply affordable housing to get back to being a reasonable place to live.
- Almost every single unit should be "deeply affordable." We do not need more luxury apartments or housing.
- 1, 2, 3
- What does 30% AMI actually mean in terms of cost? If we know that income has not kept pace with housing prices, then is this 30% AMI for lower income/middle class?
- It depends on which areas will be targeted for these additional housing units. It is important to preserve South Liberty Wells as a single-dwelling residential area.
- More details on water reduction in the midst of increased construction and population. There is no point in affordable housing if no one can live here because of arsenic poisoning from a dry lake bed.
- AMI is not a good indication of what many people who do critical tasks can afford
- Short term rentals and increased fines against zoning restrictions.
- Goal1 "at all levels of affordability". The wealthy do not need more housing. The focus needs to be on low income first and foremost then lower-middle income. Nothing else. Min 2,000 30%AMI units is not enough. Affordable AMI range is too wide - this will end up being used by the upper tier which are the ones that can afford stable housing. Focus on those that actually need it.
- Would like to see housing breaks for singles without a dual income. \$1,500 seems like a good deal unless you are paying this alone, plus utilities.
- Dedicating funds to mitigate displacement. If there is enough housing, displacement would not be an issue. Mitigating displacement can be upzoning, increasing missing middle housing to decrease overall competition and housing costs.
- Go more in depth on how this plan can address predatory rental agencies
- The goals sound good but the question is how to attain them. More houses would be available if the city cracked down on Hirt term rentals, which are avoiding various tourism/hospitality taxes and removing housing inventory for people who want to live in SLC
- Homeownership assistance for far more than 1,000 people. In general this plan does not go far enough. The amount of homes available for 30% AMI should be at least 75%
- I think #2 and #3 are vague- likely intentionally - I think #2 should more deeply address landlord/tenant relations and tenant rights. #3 feels outright vague.

## "What other goals or metrics should be included?"

- Limiting gentrification through tax rebates, loans, conversion to landlord assistance, multi-generation incentives, etc.
- Need to highlight more the need for housing at all price levels, especially homeownership. Lots of middle class folks can no longer afford to buy anything
- Years ago, Utah had a program that offered a lower interest rate for low income to purchase 1st house. Could do some of the work (like painting, landscape) to work off 1/2 of down payment. got my first home this way and forever grateful. It gave me a sense that I had worked to earn home and took pride in the property. Have also lived in subsidized rental and there was no incentive for me to get a better job or make improvements in my life to get out; put me in a rut until I finally woke up.
- Protection of historic neighborhoods. The new building code changes will result in the mayor and council getting voted out by certain districts and beautiful single family home neighborhoods such as Rose Park become high-density, high-profit areas.
- Goals to specifically support unhoused individuals - be it group residential areas, emergency funds, whatever THEY would find most helpful.
- The city needs to establish a plan for keeping an inventory of condos/townhomes in the 250K-400K range. Builders are not motivated to provide housing in this territory because it is costly/complicate. Please take a moment and read the article below: <https://buildingsaltlake.com/why-arent-we-seeing-more-new-condos-being-built-in-salt-lake-city-its-complicated/> Homeownership is key to class mobility. The city / state need to do more to reinforce a diverse landscape of homes to own.
- How they are getting into these units? Quality reviews from the clients after they get in to see what their experience was like. What barriers they had to overcome to get into housing. What their experience was like. I think you will find some very serious hardships. I have been hearing some horrific stories while waiting for housing; putting people in horrific mental illness trauma settings so that they may not be able to maintain their housing once inside. It is very sad
- These goals are very long term. I feel like the city can implement some more short term goals or metrics such as tax breaks or tax credits to those constructing ADUs. right now. Aggressive plans to buy "empty" houses or second use houses. Or even subsidize current multi family buildings/apartments right now while the city prepares to build new affordable housing.
- The needs and preferences of the tax-paying base! NOT the out of town/out of state developers. NOT the Utah County commuters who run over pedestrians on their mad commutes into the city where they don't pay taxes. NOT the legislature who only makes laws that line their pockets or stroke their religious ideology.
- You need a comprehensive guide on how all the new developments are required to include green space and proper park space. How will they contribute to Salt Lake's Urban Forest Action Plan? How does this plan help Salt Lake City be a city of the future, a sustainable city, and not just the best profit for developers just so they will build anything. If this is to improve air quality more steps need to be taken instead of just saying it. Show how these new developments will help air quality.
- Goal 1 is the most important one listed. I would rather see 10,000 units be built and 10% of them are affordable than see 6,000 units be built and 50% are affordable. Abundant housing makes rents go down for everybody (or if not go down, at least not rise as quickly).
- Once low income housing is available, the city should strictly enforce public space camping. If people refuse to enter into drug/alcohol treatment or mental health treatment then they should be removed from the city. Taxpayers are tired of practices that enable self destructive behavior.
- Reduce red tape and barriers to construction efficiency. Reduce barriers to height. Reduce barriers to density. Reduce barriers to opportunity. The city has this power!Read: <https://www.azcentral.com/story/opinion/op-ed/2023/02/14/phoenix-needs-flexible-zoning-remain-affordable-vibrant/69900947007/>
- Knowing that the City can't make public transit free, it would be great if they'd expand the free fare zone to ensure that housing-dense areas of development are connected to commercial & entertainment districts free of cost, especially for lower income households.
- Minimum wages and state vs city needs and intents Trax expansion to increase possible footprint of new development

- Changing zoning laws to allow more mixed use development should be a key goal. 88% of SLC's residential areas are currently zoned for R1, and we need housing, businesses, grocery stores, and transit hubs to all be in walkable/cyclable areas. Addressing housing efficiently like this helps solve SO many other issues related to housing, while also addressing housing itself.
- Everything mentioned above.
- "Wages have not kept pace with cost of living" How can this be addressed? Sadly the City doesn't have the jurisdiction to address this, I would imagine. A lot of these problems need action from the State and Fed and private sector.
- Far too many of the current building craze have become condos -- not meeting the needs as the City has described. Consideration of the potential for limited water -- not just for outdoors, but for drinking, bathing, cooking -- is critical as the City thinks about adding more residents.
- Make the City safe. Make the air and water clean.
- Cut taxes and fees charged to landlords, so they can pass the savings to tenants. Drop the property tax, drop the business license to rentals. Don't charge for sewer and water. Remove the fees charged for lighting. If you would like to make the cost of housing lower then, remove the fees that drive the cost of housing up. But lets face it, that's not going to happen, no the fees will continue to go up and you will continue to have the goal of deeply affordable housing.
- I would like to see more "buyers vs. renters" resources available and more "buyers: resources, whereas unregulated commercial rentals can just get a price hike as soon as the private company takes over.
- Focus on keeping CURRENT housing reasonably priced so our families aren't constantly displaced.
- 1. Municipal housing 2. Greater tenant protections to minimize evictions 3. Greater regulation of corporate landlords
- End single-family zoning.
- Let property values increase more and let the people of this city become more wealthy. We dont need to subsidize future poor people
- SENIORS ONLY affordable housing. Utah doesn't do enough for affordable senior housing.
- How does this fit into the age in place and anti-gentrification metrics? Need clarity / metrics on geographic equity (ie not all affordable homes in one or two areas. So many of the new apartments are god awful ugly, with no activation -- and those are even the luxury! What metrics can you develop to RETAIN / improve existing cool old apartments (300 S area) and what metrics can you add re diversity of design so Ballpark doesnt become another 400 S horror show of cheap looking structures.
- legal rent caps on apartment buildings preventing landlords from charging anymore than 1000\$ per month on any unit and the number of rental units to be built from 2000 to 2500
- Protection and preservation needed for historic housing and buildings. Ordinance support of SROs, duplexes, triplex and fourplex buildings buildings being able to be built.
- The funds and personnel involved in this process should be devoted to more traditional government responsibilities such as public safety and managing infrastructure.
- Evaluate current home owners in the low to moderate bracket to ensure they aren't at risk of adding to the problem
- Your goals are clear. My input would be to put more financial responsibility on the developers. The developers get financial insensitive and tax breaks to build, they need to pitch in and make 20%- 30% of the unites they build deeply affordable (30% AMI). Salt Lake City should not be solely responsible, since we give these developers financial incentives. Thank you FYI; I am a landlord, my rental property is affordable housing.
- Make it easy for innovators to build in Salt Lake City, such as the shipping container apartment complex recently constructed.
- Ensure a minimum amount of easily accessible green space.
- Planning should evaluate neighborhoods for factors that reduce quality of life for renters. One example: Utah's cottage food statute allows my next-door neighbors (homeowners) to run a takeout barbecue operation. In summer I can't open my windows because of the smoke from their smokers/grills. My apartment and clothing smell like smoke, and my eyes burn. I also endure loud traffic noise from my busy street. I want to move, but I can't find an affordable apartment on my income.

- An easy process to access the services
- The city is narrowing streets and eliminating lanes on the streets. At the same time they are building more housing. Where are all the additional cars supposed to go? What are the transportation plans when you add all of this housing?
- The City should focus on reducing restrictive land use policies throughout the City.
- Rent Costs. \$2500 is not an affordable unit.
- What actually happened and helped!
- To make property owners tell applicants of the credit score expectation before having renters pay an application fee
- How about goals to keep people in the homes they have worked hard for instead of all this "feel good" bull to give to those who "don't have"? Life isn't fair! Get a job and save your money to buy something you can afford and work your way up in the world like other people have done. Why in addition to all the excessive high taxes I pay, should I have to cough up more money to pay for all this feel-good? Why are some areas of the city paying so much more in property tax-where's that equity?
- Increase housing stability needs to much more defined. Long term safety net programs that aid people instead of punitive measures that increase poverty and housing instability. Physical and mental health access is directly related to poor housing and should have a place in this plan. Food insecurity is tied to housing as one has to eat even if the rent is due. Well funded programs are needed to increase services for the hugely neglected homeless population.
- All of this information was developed before the new banking crisis and all the tech lay-offs. Maybe you need to adjust your numbers. Is Utah really going to be a place where 1-2 bedroom rental units will be in high demand or single family homes? Where are the parks for people living in high rises? If you want an urban city, you have to plan for one.
- How partners are leveraging (nonprofit/private sector) investment dollars.
- What bills are paid
- Homeless needs within the housing projects. How will it effect our city's homeless population. The homeless are all around us, every day we encounter them.
- DESIGN. E.g. the street-level townhomes on 800S and the massive apartment buildings being constructed downtown and in Sugarhouse are not only ill-suited to their locations, but seem to be creating transient communities of young professionals who then add to local competition for single-family dwellings as they age, rather than vibrant communities of families, young professionals, and elderly co-existing in place among local businesses, green spaces, and safe urban neighborhoods. We need better.
- A program that has a direct contact and only in contact with.
- If you have a critical record or dealing, they should be turned away. There should be standards for the people they let into the housing.
- No
- Even more housing that's even more affordable.
- More case managers. When their loads are too high (50 or more) it's hard to meet with people when they are over burdened.
- I currently live in one of the low income tax units. I was told that after two years I wouldn't be held by the income limit to live there. I could make as much as I wanted and still live there. But now they tell me I cant. If I make more I have to leave, and all the money I made and put into savings would be taken away to pay for the more expensive housing.
- The best resources
- More housing in the city and the mayors ban on shelters lifted
- Case Manager pay
- Access to resources as well as instructions how to get into it
- Residential height restrictions. Pocket parks throughout the city—let's add a little green into our new concrete jungles. Only one parking space per residential unit in condos and apartments. Build high-density housing along bus and TRAX lines. Rooftop solar and LEED construction on all new construction.
- Control group necessary
- Get people off the streets.

- More explicit goals for addressing the unhoused population please! How to address the large number of illegal or marginal apartments that elderly, students and others of low income are being squeezed into due to the lack of affordable options.
- Restrictions on numbers of housing structures a single entity can own. Restrictions could increase diversity of housing suppliers and competition, driving down prices.
- More diversity and of housing in middle and upper income neighborhoods
- Parking and shopping. Goals for regular, on going, scheduled neighborhood cleanup and maintenance. Public bathrooms and maybe public showers and phone charging locations. If we are going to have homeless, transients and camping travelers living amongst us, can we provide the services they need so they don't have depend on home owners to provide these services.
- Parking for excess cars from bigger complexes causes problems for residents. Instead of waiting for problems to appear, planning ahead for resident parking needs would be advisable. We all know parking problems are coming. Loosening of restrictions for 3 related individuals per unit, higher density per unit, and loosening of housing density throughout city
- Fix the bricks program needs a major boost to ensure not only safety in the next earth quake but raise the potential that more people may be able to stay in their homes given all the unreinforced masonry buildings in SLC.
- Job creation.
- Insure that the units are owned by their occupants. Forbid corporations and people with property from buying any of these.
- What's the population of Salt Lake City? What percentage of that population is 6500 responses. If it's not in the 80% range. It seems apparent that whatever effort you have made is NOT adequate to get feed back that is reliable with regard to what the current residential property owners and people who are already vested in the sustaining their quality of life and the safety and sustainability of their neighborhoods.
- Local landlords and developers.
- Help SLC Corp employees afford to live in the city
- Reduce the number of short term rentals (AirBnB's) through much higher taxes for those properties. Regulate the number of short term rentals in a given area. Reduce the wait time for affordable housing help. People are on years long waiting lists. Regulate rent costs. Remove opportunities for foreign property owners/inventors.
- Increase size of apartments. Families have to move away because apartments are a max two bedroom. This might require a change in building stairwell. requirements.
- Increase in public transportation/ public amenities and grocery/ home essentials in these areas. Avoidance of "food deserts"
- Caring about current low income, elderly and disabled homeowners, who are being forced out by last year's double and tripling of property taxes, which also effects renters in affordable housing stock, when their landlords property taxes were double and tripled
- Why no goals around the current rent control codes? You have jumped right to building. Items you have marked as to research feel like they should have been "researched" first. Converting motels etc. How can we not be thinking about what happens 10-20 years down the road? People no longer want to come downtown. Lehigh is where the business is focused, and it is unclear what city will attract more business. We are losing all culture, beauty& history. There are no standards for buildings.
- Rent control like literally every other large city. Drug tests for people living in section 8/govt housing.
- Develop housing in areas that make sense to add more housing. Middle Sugarhouse does not make sense. Further west in Sugarhouse and towards 2100 S. State Street, then further west into Glendale, would make much more sense, and be significantly more affordable and flexible to build multiple types of housing.
- Increase "deeply affordable" goals by a factor of 3. Out of 10,000 new units, 90% or 9,000 need to be deeply affordable (30% AMI or below)
- Providing incentives for home owners to improve their homes along the 300 E and 400 E corridor in South Liberty Wells. Preserving single-dwelling homes provide urban living diversity and charm. My neighborhood (South Liberty Wells) between 300 and 400 E is one of the few "single family" residential areas in the city's vicinity.

- In addition to housing, I would also love to see more thought around making spaces more safe for pedestrians and bikers - putting in better sidewalks and bike lanes. Part of the housing issue in my mind is also that we don't have as strong senses of community, though you may find pockets of that across the valley. Improving public transit and creating more green spaces is also critical.
- Housing and amenities for schools, specifically daycares, grocery stores and drugstores in the urban core
- What % of this housing is near a trax stop? Are the buses in the area going to serve those households? How does this plan integrate with accessibility?
- You should consider how a person working minimum wage (or at least a current entry level fast food wage) for 40 hours a week can survive in the housing economy. Do you buy fast food sometimes? Then you are relying on someone who is surviving on that wage. If you aren't striving to help \*them\* then you are helping to exploit them.
- And actual rent per month. Percent ami is not clear at all and this is seems to perpetuate the current issue of incredibly expensive rental units.
- see above
- Single seniors. As I get older, I'm worried about where I'll live when I can't work anymore.
- Increasing walkability and promoting bicycle infrastructure so that lower income residents do not have to rely so heavily on cars for transportation. Allowing for mixed use zoning throughout the city could also lessen the burden by creating jobs near to people's homes, decreasing the amount of space reserved for car ownership.
- How the housing units will be constructed (eg square footage, are they condos, apartments, individual housing, etc.)
- To improve current affordable rentals
- Better access to home repair assistance. Reduce or eliminate HOA fees, et. al.
- I think it's important to include metrics related to how many of those that are offered or have access to the low-income housing are then displaced vs how many move on to homeownership or improved housing.

## "What else would you like us to know, to help ensure the best strategy possible?"

- Great start. Just don't "plan to plan" and use objective, tangible, metrics...
- Public subsidies AND increased density citywide are both necessary
- Don't just give out handouts. Needs to be oversight. Cramming in ADU or other small dwellings decreases the security and pleasantness of neighborhood living and crowds Street parking. Apartments are no place for cramming children into small areas without some type of outdoor park or open space close by. Need to ask the question who this plan truly benefits both short term and long term. I also own a rental duplex and offer both units for 850 to 950 per month because right thing to do.
- The zoning changes only benefit the mayor's husband and those in his same situation
- A focus on home inventory and ownership at the 250K-400K purchase point. Really tired of seeing these "big box" apartment buildings.
- Would like to see an emphasis on diverse, unique, and interesting housing opportunities rather than these big box apartment buildings. These big box apartment buildings don't provide vested community members and renting keeps the poor-poor.
- You should be gathering the stories from people once housed so you understand what has happened to them along the process. I am very concerned about the extreme harm coming to those on the waiting lists. Women are talking to us about rapes, trafficking youth at the YRC are talking about homicides and trafficking. It is eggregious. So while they wait for housing what is happening to them?
- There needs to more for sale condos and townhomes rather than only for rent apartments being built. The market to buy condos or townhomes is tiny. Airbnbs need to be restricted. My townhome complex is about 50% airbnbs now, which is taking away housing from residents.

- The city of Cottonwood Heights spent 90 million dollars rebuilding Brighton High School so that residents would have higher property values. I don't know if there's anything like this nearby but if the city can looking into doing something about construction meant to make areas "high value".
- Listen to YOUR SLC citizens first! We are your constituency. We are the voices who should be most represented in your decision making.
- Why do you ask if this helps my personal housing needs? I own my home and have lived there 20+ years. Your question about whether it helps the city's needs is better, but even better would be "How does it help address the housing needs of all people in the community?"
- Look to new and imaginative developers who will push the envelope of modern design built for residents and the future in mind. With green open space incorporated as much as possible. Designers like Bjarke Ingels Group: Big, that use modern and innovative processes to think outside the box, literally. Plans like Tokyo's Woven City: <https://big.dk/projects/toyota-woven-city-6360>. We pride ourselves on our beautiful outdoors so let's incorporate and expand them into our new developments.
- These goals are great & if the city follows through on them all, that would be fantastic for everybody. What worries me most are people who oppose new development in their neighborhoods & take action to prevent it. Please don't let their "community action" get in the way of building new housing. It's so important for housing costs to stop rising so quickly. It's a stain on our souls that in SLC so many of our people are homeless. Building housing is how we start to solve it.
- If the city decides to remove single family zoning limits then it needs to have funds available to compensate the dramatic loss in property value for those homes that will neighbor apartment buildings or multi-units. Ask any real estate professional and they will testify as to the price difference between a border home and one that is even one property removed from a multi-unit.
- Read: <https://www.vox.com/policy/23595421/biden-affordable-housing-shortage-supply> There is no way to reduce the cost of housing but by (drastically) increasing the supply (holding demand constant, or growing).
- I am totally opposed to the zoning for ADU's in my residential neighborhood of Harvard/Yale. It would exacerbate street parking and change the historic neighborhood and decrease home values.
- A temp housing unit for those preparing for more permanent solution; Buy an existing building- such as, the old LDS hospital (when it is vacated). The rooms would already have beds and toilets. There could be spaces modified to provide shared showers, laundry, cooking, meal prep. (with well-defined rules and processes). The labor needed to maintain processes could be partly supported by the homeless individuals themselves. there could be educational programs to promote self-sufficiency.
- More dense housing, means less people are required to have a car to live and work. Less cars means less congestion and air pollutions from commuters. It also helps lower housing prices and rent prices for young people like me. Minneapolis is a good example of changing zoning laws away from exclusively R1 and it has become the ONLY large city in the US with FALLING rent prices but an INCREASING population. This helps natives like me stay in the city I grew up in. Thank you
- Please look into the owners of the developments that have been built in downtown SLC over the past ten years. How many were built by women? How many were built by minorities? What percentage of the developers LIVE anywhere close to their projects? If the city is left with more MODA properties then this whole plan is a waste of time. Worry about funding housing for homeless...that's the real crisis.
- Clearer communication to the public about WHAT this plan is and WHAT it will do EXACTLY. Tweet length descriptions so people who are not familiar with dense policy can understand what the City is doing and what is beyond the City's control.
- Please re-evaluate the businesses and employees the City wishes to attract. If the City wishes to have a broad mix of residents, including those with high skill and education levels, the City must avoid adopting policies and procedures which cause such individuals to seek homes outside the City limits.
- Stop listening to those who do not live here. If you destroy single family residential neighborhoods, the City will circle the drain, just like every poorly managed large city in America.
- I would like to help the homeless, I haven't thought of how, but I would like to see an answer. Maybe a village made of shipping containers that they could live in as a transition place? pick a place like the old water park on 17th south and build a community that was kept clean and livable. free to the homeless, while they got a job. It would have councilors. I don't know, just a thought.

- Stop building luxury apartments until there are enough apartments for normal working class people.
- Change R1-5000 to R4-5000 with changes to setbacks and other requirements to ensure the upzone has the maximum chance of increasing our housing supply, particularly missing middle.
- Stop pretending like you care
- I know you guys are working hard and want input -- a good combo!
- bring back SLC's housing first policy, allowing homeless individuals a dignified way to get off the streets, i run mutual aid projects and seeing this city kick it's weakest around is a rage inducing blight. aim for 100 percent occupancy in all buildings
- Stop the destruction of historic housing and buildings.
- Depending on the income of the individual, many things are "expensive" including food, clothing, transportation, utilities, taxes, etc. I do not see controlling these costs as a responsibility of City government.
- As a home owner in a lower income bracket developing processes to ensure that bracket isn't joining the list of non-homeowners. I should add, first step would be determine the % of the population of homeowners that lose their homes. Too see if it's even an issue
- The whole ADU plan, to help pack more people into the city, is crazy. The argument that older people who own homes in the city need the extra income isn't strong. Those people can't afford to put up a rental box in their backyard. What, 150-200,000 dollars? And then wait all those years to get a return on their investment? ADU's will ruin back yards. Remember, backyards are GREENSPACE.
- Common areas in developments are so so important! We lived in a townhome where 6 buildings of 6 units each surrounded a courtyard with playground and green space. It was fenced between the buildings so that it was totally enclosed. It was the healthiest place to raise kids-they had extra freedom, parents took care of each other, it felt safer because we knew each other. I'm in favor of dense housing, but the kind of stuff going up is awful. It's bad for safety, community, and mental health.
- How the services are exactly accessed for everyone
- Geographic equity is important. Put deeply affordable housing in areas that are safe, walkable, quiet, and attractive. You will face stiff resistance from the NIMBY crowd, sure. Renters are stigmatized. I take better care of my apartment than some homeowners do with their property.
- PLEASE expand the housing crisis to cities around SL county. How about West Valley? Murray? Midvale? Sandy? Draper? I don't know why Salt Lake City feels like they have to take on the responsibility to solve the housing crisis.
- The deed-restrictions, subsidies, incentives, land trusts, and income restrictions ultimately serve to micromanage the development process, increasing the difficulty and cost of constructing new units to homebuilders. Housing is a complicated problem, but affordability is exasperated by laying new programs and restrictions that prevent the efficient construction of new housing. The most efficient way to increase supply is to allow more housing to be constructed without restrictions.
- I want to know who was surveyed for this nightmare? What political party are they affiliated with? What is their average annual income? How much influence did some of these politically connected individuals from the U of U have in the manufacturing of this nightmare? Is there anyone in city government who isn't liberal and "enlightened"? I'm certain that no one in this city govt gives a rats patoot about anything dealing with taxpayer "equity"! What happened to tree equity? Really?!
- To be a refugee is extremely challenging. Refugees often have medical and mental health issues which make them a vulnerable population with long term needs. There is an increased need to help protect their housing. Look at the shelter population and you'll find many refugees. Dignified respite and hospice care for homeless and low income people needs to be increased. More needs to be done to house and treat this group.
- I find it appalling that you would cut back parking spaces for these rental buildings when the amenities in SLC don't make it a walking city. Where are all the walkable grocery stores, pharmacies, dry cleaners? Where is the accessible public transpiration that can get you where you need to go without a car? Maybe you have developers build parking structures and anyone can lease a spot. NYC seems to have done this successfully.
- Don't rezone my neighborhood - district 6
- What kind of programs do you got in place to make sure that these people have housing that they have the possibility of and having a job?

- Extend the due date on moving packets to individuals who are disabled and on a fixed income before voucher expires
- I care deeply about this city, and having travelled globally, wish that we were using this opportunity for development to enhance walkability, safety, vibrancy, opportunities for local business development, and more trees/parks/gathering spaces in addition to housing. When we create housing without these attributes, we communicate that we do not actually care about the lowest-income among us, and perpetuate continued stratification, reduced safety, and civil unrest. We need resiliency.
- Nothing ya
- The homeless men and woman are poor beyond belief. Are there programs specifically designed to address this issues.
- The best way to transition back into housing
- Make it actually affordable. The last place I was in I had to make 2 times the rent which wasn't realistic.
- No
- Funding for the CAP, extended overflow later in the year, other ways to notify people about resources when they're not staying in the resource center.
- The only solution to homelessness is to home more.
- Housing not dependent on drug tests.
- Instead of kicking you out right away if you're past the income limit , there should be a 1-2 year program where you live there and have a case a manager and take mortgage classes and stuff to get you ready for homeownership. Or they can help you transition to housing that better fits your income.
- More contact information and etc.
- A new mayor
- Work hand in hand with substance abuse treatment programs
- Protect our open spaces, our water and air, and our way of life. Encourage entrepreneurship and mom and pop stores and restaurants, so each neighborhood has a small commercial center that is walkable from the neighborhood. Don't let big chains swallow our diversity. Again, study San Francisco.
- I like that the City is interested in supporting innovations like the Perpetual Housing Fund. Please seek out and support more of that kind of thing. Also, I think the City could embrace the CLT model more as part of the solution, and to look for opportunities to incentivize limited equity cooperative housing and co-housing initiatives. Continue being bold!
- How will you show the alignment of State and Federally funded programs within the plan?
- Please don't waste my tax money
- See above. Housing supplier structure limitations.
- Move more rapidly and also provide more transitional and permanent housing for people without homes and take the lead among cities in SL County. The problem and challenge are in the city.
- Specifics need to be worked out in detail with resident input.
- There are several examples nation-wide of projects that became successful community-owned housing cooperatives. In simple terms, the land is purchased and units developed by the City, then sold (with deed ownership restrictions) to individuals who then elect a board to manage the grounds and shared facilities. The City could design with the intent for a housing cooperative with CLT parcels (Strategy M).
- As the current AMI is \$71,700 for a single person in SLCo, that means someone at 50% AMI should not be spending more than \$995 on housing. The lack of regulation around additional (read: hidden) fees eats into the meager income that remains after paying base rent. As the moral compasses of landlords are not currently pointed towards justice, some sort of law that require the fees to be included in the total cost so that the \$995 "affordable" unit doesn't become \$1300 after fees would be stellar.
- Elimination of all homeless camps. Forcefully removed to shelters. No shelters or tents built on streets or public land. If no space in shelter, take them to jail or give them a bus ticket
- You need to stop the rampant buying up of single family residences for use as investment returns. Both short term rentals like Airbnb and long term rentals are a serious problem that prevent people from being homeowners.
- Almost every single unit should be "deeply affordable." We do not need more luxury apartments or housing.

- Quit using the internet as your apparent and primary resource of information! How do you contact the current property owners and residents in the various city neighborhoods? Schools? Churches? Signs in neighborhoods? With the economic hardship placed on numerous people in this city, especially since the pandemic, the rate of inflation compared to income increase, People are working more just to try and keep their nose above the water line to survive. Property taxes are insane..
- STOP building these mega-apartment and condo complexes. They are not Utah and not the answer.
- We don't want more apartments shoe-horned into tiny lots with no parking or green space. We want affordable houses. Property. Homes.
- Rezoning is necessary. We need more multi-family and less single family zoning. Rent control to keep prices at reasonable rates as prices have skyrocketed in the last 5+ years
- Humans can not be allowed to camp all over the city, in parks, parking strips, median strips, it's unacceptable, dangerous, and a public health hazard, it drastically effects the quality of life of elderly and disabled residents, who must walk and ride public transit, amongst sometimes violent and drug addicted individuals
- I consider myself a liberal, and I am a 30-year resident of the downtown area. I do care about these issues. But this plan hasn't been working, and I don't see it working. This plan benefits the developers the most, who will build low-quality buildings and then retreat to their homes in Farmington or Lehigh with the millions they will pocket. It is heartbreaking to see our beautiful Salt Lake City die. In 10 years, our city will be falling down.
- Don't try to fit a square peg into a round hole. You just can't really add that much housing to the east bench. For one it is cost prohibitive, and two it disrupts the existing neighborhoods. Create new neighborhoods adjacent to older neighborhoods or business areas, and revitalize/save the older neighborhoods that aren't too far gone.
- The housing crisis is THE #1 issue affecting the bottom 95% and you can not fight it with plans that are 3-4 out of 10 on the volume scale. The crisis will shake and shrug off plans that don't re-write the playbook it plays by. Full blast 10/10 is not enough. You need to shock it. 11/10 aggression at least.
- I appreciate that it seems you all have done your research on the current state and sentiment of SLC residents. I hope the strategy you have does in fact make some positive moves forward.
- Development and more housing is inevitable, but please consider preserving green spaces that we currently have and adhering to building set backs to preserve walkability and safety.
- Help protect renters against poor landlords - ban extra fees, and punish landlords who don't fix broken apartments
- If there were an incentive to add an accessory dwelling unit to our home, we'd absolutely consider doing it, and could be a good thing for existing and new residents. Grants, loans, tax benefits?
- Housing for the homeless
- What are we doing about investors buying up real estate to profit off of low income people. What are we doing to better enforce Airbnb abuse in our city.
- If you really want to help the housing crisis along with water and air quality issues, focus on the lowest income bracket and help to lift them up. The mid-to-upper income brackets are more likely to have jobs that are hybrid or fully remote and do not need to be in the city. It's the service industry members that need the help and that the city needs to run smoothly.
- By increasing urbanization of the city, there can be more tax payers fueling the local and state economy. Allowing for mixed-use zoning could help ensure that people can live in the same building where they work which could boost the economy city-wide. Single family housing is not the most efficient way to create more housing. Townhomes, duplexes, bungalow courts could drastically decrease costs and allow for more people to qualify for home ownership.
- Also need to consider the effects on homeless populations. These individuals cannot be allowed to set up communities in parks—need safe places for them to stay/live that at the same time are not in public spaces such as parks
- I love where I live, and it's fairly affordable. The only problem is the HOA won't take care of the property. Our communal washer and dryer has been broken for 9 months, and they won't replace it. I want to move because it's really inconvenient to do my laundry at a laundry Matt, but I can't find anything under \$1200. There are other issues like broken hand rails, and mold but I can't find anyone to enforce these fixes on the HOA.

- Do not create a plan that gives government money to landlords for them to benefit massively off of. 100% of benefit from this plan should go to low-income people, that's an absolute priority.
- Providing low income is a really important first step and foundation, but it's equally important that those who have been at risk of homelessness know their rights and know how to remain housed. Supporting programs that encourage and allow this to happen, such as low cost daycares and free universal pre k and access to job fairs and other benefits will ensure that the effort you put into providing housing lasts long term.

